



# **Houston Action Plan for Disaster Recovery – 2015 Flood Events**



September 19, 2016

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## Introduction

In 2015, the City of Houston, Texas (the City) experienced two major flooding events. As a result of these catastrophic flooding events, 9 lives were lost (7 in May event<sup>1</sup>, 2 in October<sup>2</sup>), over 6,000 homes flooded (single family, multifamily, etc.) and critical public infrastructure suffered substantial damage or total destruction. Each event greatly impacted the Houston area, and many properties actually experienced damages from both events. Hereafter in this Action Plan, these two floods will be referred to collectively as the “2015 Disasters.”

The first flood occurred during the month of May 2015 and continued into early June 2015 bringing record rainfall upon the City (the Memorial Day Flood). Heavy downfalls, reaching record levels, led to the devastation from the Memorial Day Flood totaling more than 14 inches, with 12 inches of rain falling on areas of the City in only ten hours<sup>3</sup>. Floodwaters inundated the City, bringing Houston to a standstill. The record-breaking rainfall closed portions of I-10 and I-45.<sup>4</sup> Approximately 800 cars were stranded on the highways surrounding Houston and more than 80,000 Houstonians were without power at one point during these storms<sup>5</sup>. On May 29, 2015, the Memorial Day Flood received a disaster declaration through FEMA identified as FEMA 4223 (DR-4223).<sup>6</sup>

A second catastrophic flooding event occurred over a three-day period from October 30, 2015 to November 1, 2015 (the Halloween Flood). For the second time in less than 6 months, a strong complex of storms moved through the Houston area leading to torrential rainfall resulting in as much as 12 inches of rainfall in some locations of Houston,<sup>7</sup> leaving 202 streets flooded<sup>8</sup> and 47,000 homes reporting power outages at some time during the storms.<sup>9</sup> On November 25, 2015, the October flooding event received a disaster declaration through FEMA identified as FEMA 4245 (DR-4245).<sup>10</sup>

The combined impacts of the 2015 disasters impacted at least 36,000 people in Harris and Fort Bend Counties alone.<sup>11</sup>

During the months following the 2015 Disasters, efforts made by the City as well as its numerous agencies and public offices have demonstrated Houston’s commitment to recover, rebuild, and focus on resilience for its citizens. The Department of Housing and Urban Development’s (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program provides additional resources for the City to address a variety of community development needs stemming from events such as those suffered by the City through the 2015 Disasters. On June 22, 2016, HUD released \$299 million dollars in CDBG-DR funds for the specific purpose of assisting recovery in the most impacted

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<sup>1</sup> CNN, “Houston flooding: 8 dead”, <http://www.cnn.com/2016/04/20/us/houston-texas-flooding/>

<sup>2</sup> US News, “The Latest on Texas storms”, <http://www.usnews.com/news/us/articles/2015/10/31/the-latest-on-texas-storms-flooding-affects-houston-area>

<sup>3</sup> Houston Chronicle, “Remembering Houston’s Memorial Day Floods”, <http://www.chron.com/houston/article/Remembering-Houston-s-Memorial-Day-floods-7944644.php> by: Jessica Hamilton

<sup>4</sup> NBC News, Alexander Smith, Shamar Walters, & Henry Austin, “Houston, Texas, hit by Unprecedented Flooding: Seven States At Risk”, <http://www.nbcnews.com/news/weather/houston-texas-hit-unprecedented-flooding-seven-states-risk-n364456>

<sup>5</sup> [http://www.nytimes.com/2015/05/27/us/texas-rains-bring-flooding-to-houston-area.html?\\_r=0](http://www.nytimes.com/2015/05/27/us/texas-rains-bring-flooding-to-houston-area.html?_r=0)

<sup>6</sup> 80 FR 32581

<sup>7</sup> Houston Chronicle, Harvey Rice, Fauzeza Rahman, & Daniel Perez, “Storms subside but rescues continue; 2 dead”, <http://www.chron.com/houston/article/Overnight-rain-leaves-cars-stranded-kids-worried-6602509.php>

<sup>8</sup> Houston Chronicle, Jaimy Jones, “Map shows flood damage in Houston”, <http://www.chron.com/news/article/Map-shows-flood-damage-in-Houston-6606313.php>

<sup>9</sup> Houston Chronicle, Harvey Rice, Fauzeza Rahman, & Daniel Perez, “Storms subside but rescues continue; 2 dead”, <http://www.chron.com/houston/article/Overnight-rain-leaves-cars-stranded-kids-worried-6602509.php>

<sup>10</sup> 80 FR 77648

<sup>11</sup> Greater Houston Storm Recovery Network, “Quick Facts”, [www.houstonfloodrecovery.org](http://www.houstonfloodrecovery.org)

and distressed areas receiving a major disaster declaration in 2015 under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). Based on HUD's analysis of unmet needs, Houston was allocated \$66,560,000 to assist in the recovery from the 2015 Disasters. (This specific allocation will be referred to throughout the Action Plan as CDBG-DR15 or the CDBG-DR15 Program.)

In order to receive the CDBG-DR funds, the City is required to publish an Action Plan for Disaster Recovery (Action Plan) that describes the proposed use of the funds associated with recovery from the 2015 Disasters. HUD regulations require Houston to determine unmet needs in the areas of housing, infrastructure, and the economy.

The programs outlined in this Action Plan describe how Houston will use its allocation to support recovery from the 2015 Disasters in the most impacted and distressed areas as resilience is built protecting its citizens against the certainty of future flooding events. The programs and projects detailed in this Action Plan include those, which will address impacts to the housing sectors, build and support housing through infrastructure resiliency improvements, as well as other city planning services. In order to ensure consistency with the City's current community development priorities, the Mayor of Houston has designated the Houston Housing and Community Development Department (HCDD) as the responsible entity for administering the CDBG-DR15 funds. HCDD will serve as the administrative and fiscal agent, responsible to HUD for the CDBG-DR15 Program oversight, reporting, and compliance under the general guidance of the Office of the Mayor.

To ensure that fraud, waste, and misuse of funds does not occur, effective controls must be in place and monitored for compliance. Accordingly, on July 22, 2016, the City submitted Risk Analysis Documentation and an Implementation Plan to HUD. This plan demonstrates that the City can effectively manage these funds, ensure timely expenditure of these funds, maintain a comprehensive website regarding all activities assisted with these funds, and ensure timely communication of application status to applicants for disaster recovery assistance.

This Action Plan was developed with the help of many state and local stakeholders. The results of this collaboration will best direct the portion of the unmet need that can be addressed by this limited federal assistance. Accordingly, the City, by and through HCDD, submits this Action Plan to HUD outlining its unmet needs, as well as detailing how the City will allocate its funds through its CDBG-DR15 Program.

#### Action Plan Updates Pursuant to Public Comment and Stakeholder Input

Since beginning the planning process for the Action Plan for Disaster Recovery – 2015 Flooding Events (Action Plan), this final Action Plan has evolved into a more detailed document based primarily on three factors. First, additional data has been obtained since publishing the initial draft. This data includes, but is not limited to, FEMA Individual Assistance data on the October 2015 Floods, data from the City of Houston's Office of Emergency Management on recipients of substantially damaged property letters, and data from infrastructure inspections performed by Housing and Community Development Department consultants, Tetra Tech. Second, comments and letters received during the public comment period, as well as those received during the public hearing of August 18, 2016, along with feedback received during resource meetings with community leaders and others that took place following the August 18, 2016 public hearing, have been included as part of a comprehensive public engagement assessment contained in the appendix of this Action Plan. Third, the programs have been more fully defined; and all of this additional data and information has been analyzed and used to inform the further development of this plan. Moreover, this data and these conversations have resulted in the updated budget allocation, including the addition of the Single Family Housing Program and the carve-out of the Strategic Buyout budget line item from the original Infrastructure line item.

The City published an initial draft Action Plan on August 9, 2016 for the public's review and input. A 14-day public comment period was open from August 9-August 23, 2016. During this time period, citizens were afforded the opportunity to submit comments, questions and suggestions regarding the initial program design set forth in the published draft Action Plan. A total of 27 submissions containing citizen input were received by the City during this time. Each submission was considered in detail and taken under advisement. In addition to the consideration of the

comments received, various meetings were held between the City's agencies and council members to seek feedback input regarding the needs of the communities most impacted by the 2015 Disasters and whether the draft Action Plan addressed the most critical needs given the limited funding. City officials also met with local non-profit organizations and representatives from housing advocacy groups to discuss their observations regarding the initial program design and collaborated with these groups regarding the best program design to address some of the concerns raised by these communities.

Based upon the additional input received by the public and the additional collaboration with various stakeholder groups, the City has updated its initial program design. These updates were included to answer questions, address concerns and incorporate input voiced by the public. The majority of the public's feedback pertained to the need for adequate drainage and other measures to strengthen the existing infrastructure within the affected communities to reduce flooding. Through this valuable process, a shared goal was realized amongst all stakeholders: all residents, should have the benefit of adequate drainage and other detention measures in order to stop their homes and communities from flooding. Accordingly, the City updated the program design originally contained in the draft Action Plan to accommodate these priorities.

Heeding the input from the public and additional data received subsequent to the initial publication of the Action Plan, the City updated the CDBG-DR15 program design and budget to include a Single Family Housing Program and to adjust the initial line items of the budget to separate the Strategic Buyout program, which was initially included with the Infrastructure Program. The Strategic Buyout Program is now only a separate line item still intended to support infrastructure activities. The updated CDBG-DR15 Program Budget is as follows:

*Table 1: CDBG-DR15 Program Budget*

Activity	Amount
Public Facilities and Improvements (Infrastructure)	\$29,232,000
Housing (Single Family Home Repair)	\$12,000,000
Housing Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>Total</b>	<b>\$66,560,000</b>

The Single Family Housing Program will focus on meeting the needs of Houston's LMI households. One priority of this housing program will be to address the needs of those LMI households located in higher-income areas. The goal of this focus is to allow these residents to remain in their current neighborhoods while meeting any remaining unmet need stemming from the 2015 Disasters. As detailed further in this Action Plan, eligible activities will include the provision of assistance to help applicants with improvements to their homes in order to address remaining needs and further resiliency such as elevation, hardening, repairs, or assist with remaining gap after insurance, FEMA, or any other assistance has been exhausted.

Finally, the updated draft Action Plan provides data-supported identification of disaster related housing needs within specific LMI communities. Additional data was received after the initial posting of the draft Action Plan and this data was a driving factor of the inclusion of the Single Family Housing Program. Pursuant to the data evaluated and comments received, targeted outreach will be conducted upon program implementation as the City's goal is for the Single Family Housing Program to benefit 100% LMI households.

Considering the valuable input provided by the public, non-profit organizations, city officials and other community stakeholders, the City has reevaluated and updated the CDBG-DR15 Program to better evidence the shared goal of all of the City's communities to improve the resiliency of its housing sector while simultaneously strengthening its infrastructure.

## Allocation

HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program provides impacted states and cities with additional resources to address a wide range of community needs stemming from the impacts of Presidentially declared disasters. Through the CDBG-DR program, funds are to be used in order to satisfy a portion of unmet need that still remains after other federal assistance, such as the Federal Emergency Management Agency (FEMA), Small Business Administration (SBA), or private insurance, has been allocated.

The Disaster Relief Appropriations Act of 2016 (Pub. L. 114-113, approved December 18, 2015) (Appropriations Act) was enacted to appropriate federal funds for disaster relief. The Appropriations Act provides monies to States or units of general local government (UGLGs) for disaster recovery efforts in the affected areas. In total, \$299 million was appropriated by the Federal government in CDBG-DR funds to be made available to certain communities declared to have suffered a major disaster by the President of the United States in 2015.

Using the best data currently available to identify and calculate unmet needs for disaster relief, long-term recovery, restoration of infrastructure, and housing and economic revitalization, HUD has made the following specific allocations (Table 2) to Texas communities impacted by federal disasters DR-4223 and DR-4245. Based on this assessment, HUD notified the City that it will receive an allocation of \$66,560,000 in CDBG-DR funds to assist in recovery from the 2015 Disasters.

*Table 2: CDBG-DR15 Funding Breakdown for Texas*

Grantee	Amount	Minimum amount that must be expended in HUD identified "most impacted" areas identified
Houston	\$66,560,000	(\$66,560,000) City of Houston
San Marcos	\$25,080,000	(\$25,080,000) City of San Marcos
State of Texas	\$50,696,000	(\$22,228,000) Harris, Hays, Hidalgo, and Travis Counties

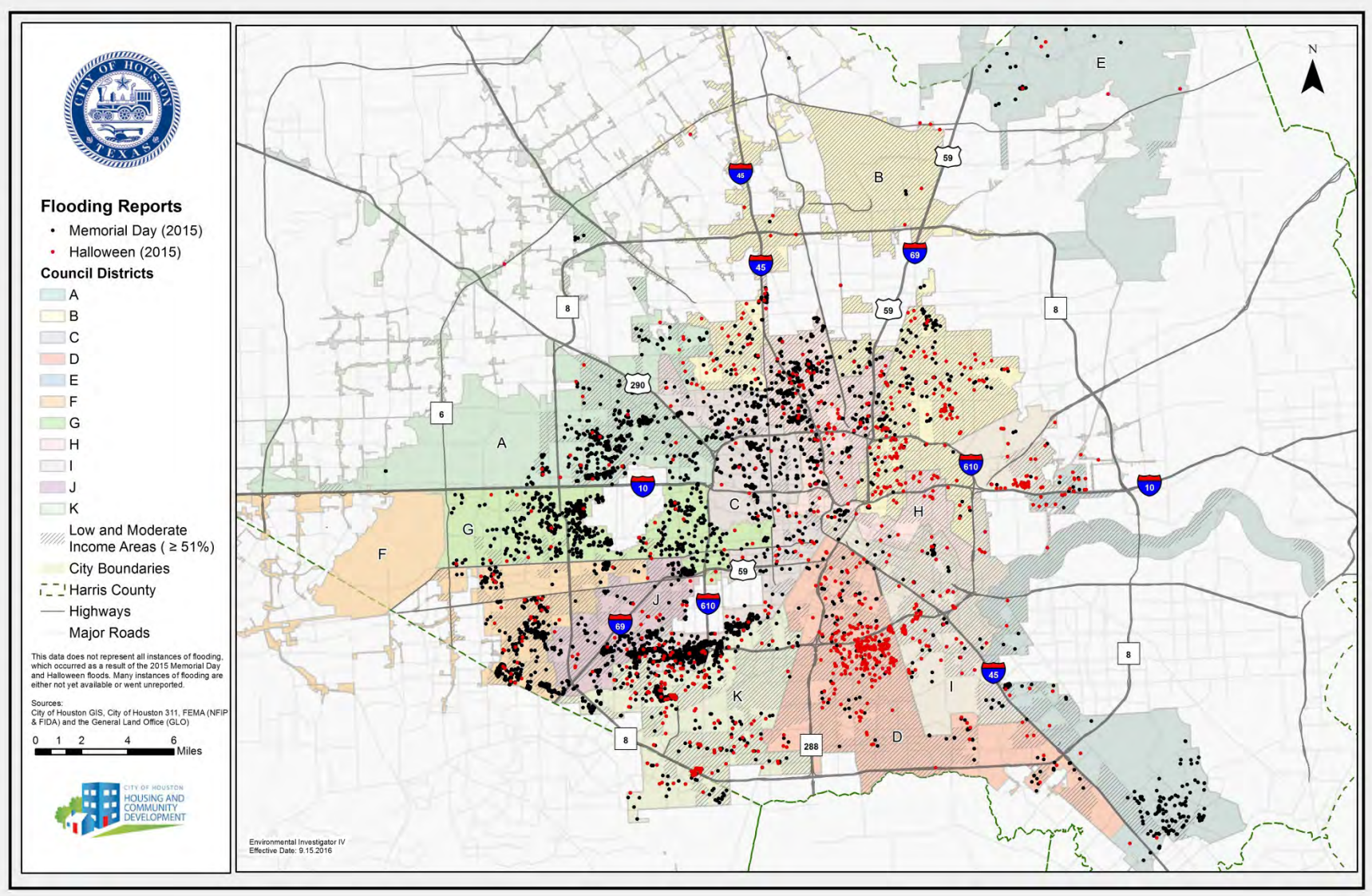
The allocation for the City shown above provides funds for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas resulting from the 2015 Disasters. The Appropriations Act requires that the City expend the funds within six years of the date the agreement between HUD and the City is signed, unless an extension is granted by HUD.

## Most Impacted and Distressed Areas

The City anticipates a substantial amount of the CDBG-DR15 Program will fund activities to provide recovery in the districts most distressed; however, the City will not exclude other districts impacted by the 2015 Disasters, but rather will ensure the allocation is targeted to the most impacted and distressed communities. Figure 1 on the following page illustrates the 2015 Memorial Day and Halloween flooding reports within LMI areas and council districts.



Figure 1: 2015 Memorial Day & Halloween Flooding Reports within LMI Areas & Council Districts



## Planning, Coordination, & Consultation

Houston has always recognized the value a collaborative spirit carries for the entire community. Partnerships between the public and private entities within the greater Houston community are vital to the continued recovery of the City. Each activity detailed herein and prioritized is only accomplished through effective collaborations with all of the stakeholders within the community. These partners provided valued expertise needed to ensure sound restoration and resiliency strategies were developed for the most impacted communities.

Alongside local elected officials, the Houston Housing and Community Development Department (HCDD) led a cooperative effort to involve the City's Office of Emergency Management, the Public Works and Engineering Department, the Texas General Land Office, Harris County, the Houston Housing Authority, various other city departments, jurisdictions, and other governmental and non-governmental entities when developing this Action Plan. Through this coordinated approach, the City gathered information and data about the impacts of the 2015 Disasters to each of the 3 sectors: housing, infrastructure, and economy. Along with specific data sought, Houston requested and received feedback from its local experts within each city agency. Thus, the projects and programs in the City's Action Plan are the product of significant stakeholder consultation conducted to ensure that CDBG-DR15 Program activities meet the City's most crucial needs and reflect the characteristics of neighborhoods and businesses.

Specifically, during the summer of 2016, the City conducted targeted outreach to gather information and data, inform stakeholders about the post-storm efforts, and collect feedback from impacted households and community partners. Numerous meetings, interviews, and consultations occurred between the HCDD team and these various stakeholders (as mentioned in the paragraph above) generating data, which was used to inform the development of the Unmet Needs Assessment (needs assessment) portion of the Action Plan. A complete list of the local, state, and federal agencies consulted as well as the multiple planning documents reviewed is listed in Appendix A<sup>12</sup> of the Action Plan. All of this information and various planning documents were reviewed to ensure CDBG-DR15 activities are planned consistently with other local and regional planning efforts.

Feedback was specifically sought from the general public and all stakeholders through a 14-day public comment period as well as public hearings. Comments and questions were sought and citizens were invited to comment on the proposed Action Plan during the public comment period of August 9 – August 23, 2016. The City and HCDD hosted a public hearing on August 18, 2016, and a public meeting on September 8, 2016 to which all interested parties were invited and encouraged to provide feedback on the proposed Action Plan. Feedback from the comment period and the public hearing was used to inform and finalize this Action Plan. All public comments and responses can be viewed in Appendix D.

### **Sound, Sustainable, Long-Term Recovery Planning**

In line with HUD's CDBG-DR program, the City is taking intentional steps to further sound, sustainable, long-term planning informed by its post-disaster evaluation of hazard risk, especially land-use decisions that reflect irresponsible floodplain management. For many years, the City has coordinated with local and regional planning experts to consider the best solutions to address long-term recovery from the routine flooding in Houston. The objective for the long-term recovery planning was and remains to create mitigation strategies, support the revitalization of disaster-impacted communities, and strengthen the City infrastructure to support housing and economic stability in Houston.

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<sup>12</sup> Planning documents included in AP-10 Consultation of the City and HCDD's 2016 Annual Action Plan

In 2010, the City demonstrated its commitment to the long-term planning by amending its charter to create ReBuild Houston. The initiative has the mission to improve the quality of life and mobility for Houstonians by rebuilding the City's infrastructure systems focusing on drainage and streets. ReBuild Houston operates on a 10-year planning cycle to identify new projects. The program prioritizes the most critical needs first to help reduce street flooding, improve mobility, and reduce structural flooding. Ultimately, as the motto of ReBuild Houston proclaims, it aims to create "Better Streets, Better Drainage."<sup>13</sup>

ReBuild Houston maintains a strong public outreach campaign as a key component of its comprehensive approach to long-term planning. Thus, the City solicits feedback from governmental entities, individuals, and groups through meetings held across the City as it considers infrastructure projects. ReBuild Houston allows the City to pro-actively mitigate the degradation of city infrastructure and focus on the areas of highest need. Through ReBuild Houston, the City will continue to promote sound and sustainable long-term recovery.

Another example of Houston's promotion of long-term recovery is the regional recovery plan generated by the Houston-Galveston Area Council (H-GAC). "*Our Great Region 2040 Plan*," outlines a number of ways in which the City and surrounding areas are addressing resiliency and will continue to further resiliency strategies. This regional plan identifies specific areas of focus for the H-GAC region including, but not limited to:

- Developing regional disaster defense systems, both structural and non-structural
- Developing better evacuation planning
- Developing rapid recovery plans for homes and businesses
- Creating education programs on natural disasters that could impact the area<sup>14</sup>

By combining the City's intentional actions to strengthen its resiliency efforts with the broader approach led by the H-GAC, a regional and comprehensive approach to resiliency is achieved.

Thus, in the aftermath of the 2015 Disasters, the City's team of experts met to examine the most impacted and distressed areas of Houston. A guiding principle of the analysis of impact was to ensure final priorities were consistent with both the City's existing plans as well as the regional approach defined by H-GAC. Feedback from these experts was a key element during the preparation of this Action Plan. Necessary next steps were contemplated to address the reoccurring flooding impacts. Specific planning processes, an examination of flood plain codes, community redevelopment strategies, and existing City improvement plans were thoroughly considered.

Mitigation and resiliency emerged as core principles to Houston's overall long-term recovery process following the 2015 Disasters. The CDBG-DR15 Program will play a crucial role in Houston's comprehensive strategy to reduce the risk to lives, property, and infrastructure in the future so that communities throughout the City will now be more resilient to future floods. Mitigation and resiliency will be achieved through a number of methods, including but not limited to, ReBuild Houston's public outreach campaigns focusing on dissemination of information, public education, and construction projects that protect improved property and strengthen infrastructure against potential disaster events.

## Household Resilience

Specifically targeting the households of Houston, the City's Office of Emergency Management (OEM) has taken an active role in educating residents about the risks the City faces, as well as how to ensure individual preparedness, at the household level. This includes providing the following information to households:

- Personal or household emergency plans, including being aware of evacuation zones and preparing for

<sup>13</sup> <https://www.rebuildhouston.org/index.php/about-rebuild-houston/facts-history/m-rebuild-houston-facts>

<sup>14</sup> H-GAC Our Great Region 2040

- impacts on any special needs, such as medical or mobility-related assistance
- The importance of emergency supply kits, including food, water, and medications
- How and where to access information about disaster warnings and updates
- The importance of pre-planning and building a social network at the neighborhood level<sup>15</sup>

This household-level outreach is one component of the City's multifaceted and ongoing approach to building local resilience. The City also conducts regular *Hurricane & Emergency Preparedness Summits* in conjunction with regional response agencies, planners, healthcare providers, and other civic stakeholders to maintain a constant orientation around opportunities to reduce risk and vulnerability.<sup>16</sup> These areas of focus will help the Houstonians recover, prepare for the next disaster, and become less susceptible to damages from similar disaster events in the future.

Throughout the duration of the CDBG-DR15 Program, the City will continue its efforts to coordinate through ReBuild Houston as well as other local and regional planning efforts. City officials will continuously review updates to the various plans from local organizations and governmental entities such as any Harris County Flood Control District plans, the City's Storm Water Management Plan, the City's Capital Improvement Plan, the City's Hazard Mitigation Action Plan, and H-GAC's Regional Mitigation Plan, to ensure all CDBG-DR15 activities remain consistent with all local and regional planning efforts.

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<sup>15</sup> Office of Emergency Management, <http://www.houstongovnewsroom.org/go/doc/2155/2822106/>

<sup>16</sup> Office of Emergency Management, <http://www.houstongovnewsroom.org/go/doc/2155/2839278/>



## Impact and Unmet Needs Assessment

### Purpose of the Impact and Unmet Needs Assessment

The Memorial Day Flood event was a result of more than 14 inches of rain falling on the City of Houston, making that month the 5<sup>th</sup> wettest May documented in the City's history<sup>17</sup>. For October, over 12 inches of rain fell in Houston from the 24<sup>th</sup> to 31<sup>st</sup> alone, and two daily records for rainfall were set in that same timeframe<sup>18</sup>. The 2015 disasters impacted many aspects of life for Houstonians. Accordingly, the City developed the following needs assessment to best understand the type and location of its community's needs stemming from the 2015 Disasters. This analysis enables Houston to steer the limited resources to the areas with the greatest need. Taking into account the various forms of assistance available to affected communities and individuals, the assessment evaluates the housing, infrastructure, and economic impact realized from the 2015 Disasters and calculates the estimated remaining unmet need. Specifically, unmet need is calculated by estimating total impact and subtracting any funds made available for assistance or recovery thus far. The calculations used in reaching the conclusions detailed in the needs assessment are based upon the most recent data available. Additionally, the needs assessment accounts for costs associated with the incorporation of mitigation and resiliency measures. It is understood, that the lack of resilience in Houston is due to inadequate infrastructure within the City.

As with any natural disaster of significant magnitude, compiling and accessing up-to-date data on financial and social indicators is one of the greatest challenges of recovery. Affected residents may not yet have made their way to providers of social services. Tax rolls may not fully reflect local losses due to the lag in reporting time caused by quarterly reporting schedules. Business and job losses and their corresponding economic ripple effects often take time to fully manifest themselves as owners use savings to stay operational. Because of the fluidity of these factors, this needs assessment is very much an organic document and may be updated as additional information becomes available.

### Summary of Impact and Unmet Need

This needs assessment represents Houston's preliminary calculation of financial impact to the City and its residents, caused by the 2015 Disasters. The Assessment will explore in detail the components of the \$66,560,000 HUD estimate. In accordance with HUD requirements in determining unmet need, recovery resources already received will be accounted for and subtracted from the estimate of impact.

The City's examination of impact and unmet need is organized into three major categories: housing, infrastructure, and economic recovery. In order to calculate these sums, the City compiled and analyzed data provided by state, federal, and local stakeholders. Data includes reports from FEMA, SBA, local public agencies and reports from civic organizations. These figures will be updated as new data become available. The total impact to the City, as outlined in Table 3, is approximately \$549,912,899.58. Of this amount, approximately \$491,154,880.92 in resources allocated to assist recovery have been identified, yielding an unmet need of \$58,758,018.66.

*Table 3: Impact & Unmet Need Summary*

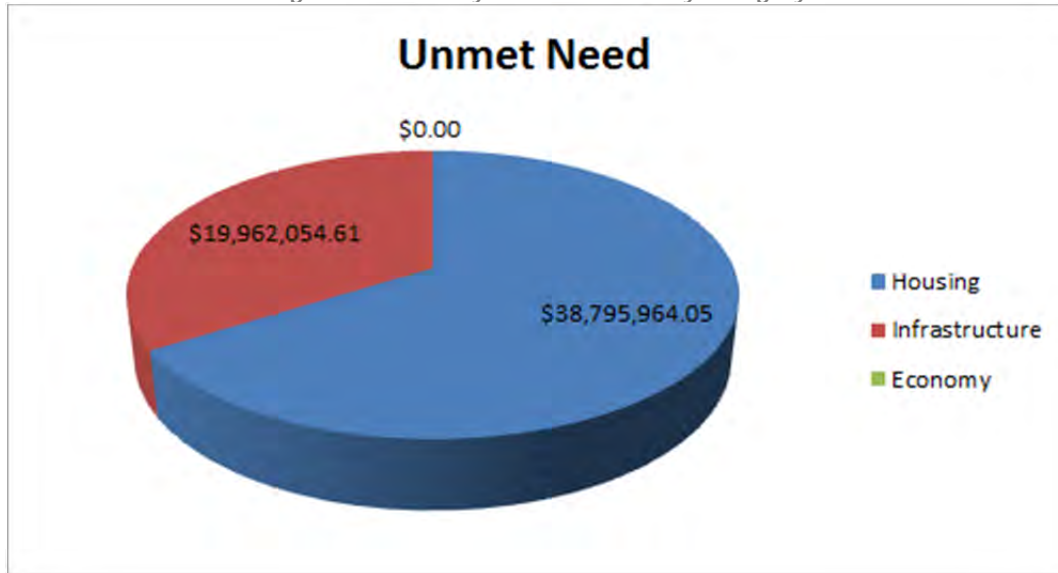
Type	Impact	Resources	Unmet Need
Housing	\$524,689,073.17	\$485,893,109.12	\$38,795,964.05
Infrastructure	\$21,201,826.41	\$1,239,771.80	\$19,962,054.61
Economic Recovery	\$4,022,000.00	\$4,022,000.00	\$0.00
Total	\$549,912,899.58	\$491,154,880.92	\$58,758,018.66

<sup>17</sup> Weather Channel: <https://weather.com/forecast/regional/news/plains-rain-flood-threat-wettest-may-ranking>

<sup>18</sup> National Weather Service, "Houston Intercontinental Temperature and Precipitation Climate Graphs": [http://www.srh.noaa.gov/hgx/?n=climate\\_graphs\\_iah](http://www.srh.noaa.gov/hgx/?n=climate_graphs_iah)

The housing category yielded the largest amount of financial impact, with the most recovery resources allocated, and the largest amount of remaining unmet need with more than \$38 million in impact remaining to be addressed. This was followed by impact to the infrastructure sector at approximately \$19.9 million remaining in unmet need and lastly, impact to the economic sector at \$4,022,000.00 with \$0.00 remaining in unmet need. These categories will be discussed in detail in the following sections of the needs assessment.

*Figure 2: Summary of Unmet Need by Category*



*Connection between Identified Needs and Use of CDBG-DR15 Funding*

The City is ever-mindful that the need for safe, decent, and affordable housing is always a top priority. Approximately 6,621 homes in the City of Houston alone were impacted by the 2015 Disasters. Of these homes, 1,596 were extensively damaged and 2 were damaged beyond repair<sup>19</sup>. Recent data provided for the development of this Action Plan concluded that 391 single-family homes were deemed to have suffered substantial damage from the 2015 Disasters<sup>20</sup>. The City provided substantial damage letters to these residents notifying them of their responsibility to perform any repairs in full compliance with the City's flood plain ordinance<sup>21</sup>. Many recipients of these letters are without the resources necessary to perform these repairs as required. This additional consideration was evaluated in the further development of the comprehensive CDBG-DR15 Program design ultimately resulting in the inclusion of a Single Family Housing Program alongside the Infrastructure Program to assist with such on-going needs as further detailed herein.

It is evident that the 2015 Disasters impacted the City's quality, quantity, and affordability of the housing stock and its ability to meet post-disaster needs and population demands. Houston's ability to provide safe, decent, and affordable housing requires adequate flood mitigation infrastructure. Continuous impacts are felt by Houston's housing sector as a result of these weaknesses. The City identified that many of the impacts to the housing sector were due to

<sup>19</sup> Per OEM Disaster Summary Outlines

<sup>20</sup> Data provided to HCD by PWE summarizing the substantial damage letters sent to residents impacted by the 2015 Disasters.

<sup>21</sup> Rules and Regulations for Chapter 19, Guidelines – Houston City Code – Floodplain, effective date February 1, 2009.

repeat flooding and were rooted in infrastructure inadequacies. The same communities are routinely affected by Houston's flooding; thus, a more permanent solution is deserved to best assist these communities. Accordingly, a long-term solution for these communities has been prioritized by the City. Adequate housing infrastructure includes water and sewer services, streets and roads, fire protection, and emergency services. Therefore, a long-term recovery solution for impacted housing residents is impossible without first creating additional capacity within the City's flood mitigation with a focus on detention.

Similarly, a strong infrastructure system promotes economic growth. Inadequate supply of infrastructure or unreliability in services deters critical investment of capital in these communities. Thus, the ability of the City to retain current businesses, as well as develop new businesses, is dependent upon a strong infrastructure system supporting these businesses.

Based upon its review of additional data received from the initial publication of the draft Action Plan and its consideration of public comments submitted, the City will fund a housing program to address identified unmet needs within the housing sector. The City has recognized the need to prioritize its most vulnerable citizens, and will do so through the allocation of \$12 million to a Single Family Housing Program, funded under the CDBG-DR15 Program. These funds seek to further decent, safe, and sanitary housing in flood-impacted areas by providing assistance through multiple housing activities, such as the rehabilitation, reconstruction, and assistance with property elevation of impacted housing units, as well as assistance for homeowners that have completed rehabilitation work in relation to the 2015 Disasters with personal resources.

This interdependent relationship between housing, infrastructure, and economic development and revitalization, is the foundation of the City's allocation of its CDBG-DR15 Program. Houston is directing its CDBG-DR15 allocation toward projects that support the comprehensive strategy of the City to recover from the 2015 Disasters. The City plans to leverage additional Tax Increment Reinvestment Zones (TIRZ) funding to maximize the CDBG-DR15 funds.

Until the City commits to strengthen its infrastructure system, it will be difficult to support and further develop the housing sector. Based on the interdependent relationship between housing and a strong infrastructure system, the City is allocating more than \$29 million of its CDBG-DR15 funds for infrastructure activities to repair, replace, or relocate infrastructure including, but not limited to bridges, water treatment facilities, roads, ditches, drainage systems, and sewer and water lines.

#### Use of CDBG-DR15 Program Funds

*Table 4: CDBG-DR15 Program Budget*

Activity	Amount
Public Facilities and Improvements (Infrastructure)	\$29,232,000
Housing (Single Family Home Repair)	\$12,000,000
Housing Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>Total</b>	<b>\$66,560,000</b>

Houston's allocation of \$66,560,000 will be leveraged with other sources of funding to deliver a comprehensive recovery plan. The combination of the CDBG-DR15 funds with other federal and local funds will result in a strategic and effective recovery effort by: 1) ensuring that a range of recovery needs are met; 2) assuring flexibility to address short-term and long-term recovery needs; 3) enabling communities to meet needs that would not likely be addressed by other funding sources; and 4) strengthening communities' resilience to yield better protection against future flooding events.

The CDBG-DR15 Program allocation will be leveraged against other federal and private sources of funding, including proceeds from FEMA (Individual Assistance, Hazard Mitigation Grant Program, and Public Assistance), SBA Disaster Loans, National Flood Insurance Program payouts, and private insurance disbursements. In compliance with program guidelines and regulations, the CDBG-DR15 funding has been allocated toward recovery efforts in the most impacted and distressed areas of Houston to support unmet needs not funded by these sources.

The City is aggressively planning a minimum \$100,000,000 bond issuance through its Tax Increment Reinvestment Zones (TIRZ) program. A TIRZ is the Texas version of what is known as a tax increment financing (TIF) zone throughout the rest of the country. A portion of the tax increment from some of these zones is committed to provide affordable housing throughout the City. Specifically, a portion of the taxes from the specific zone is committed to improvements in that zone. These zones help finance the costs of redevelopment and promote development in areas that may not otherwise attract market development. Houston anticipates using this TIRZ bond issuance to address remaining housing needs, thereby creating a comprehensive recovery package when leveraged with the CDBG-DR15 allocation.

Given the limited amount of the CDBG-DR15 allocation, and the eligibility of critical infrastructure projects under the HUD's CDBG-DR program, the City plans to address the majority of the affordable home ownership housing needs through the TIRZ bond issuance and the infrastructure needs through the CDBG-DR15 allocation. Specifically, the Mayor's Office and HCDD are collaborating to create a housing program that will provide various forms of assistance to address the identified needs through the \$100 million bond issuance. By leveraging the two funding streams, the flexible capital provided through the TIRZ bond issuance can begin to immediately address the unmet housing needs, while the CDBG-DR infrastructure projects are put in place. Once the TIRZ bond issuance is finalized, a full recovery plan, including resiliency measures, will be implemented by the City, ensuring a comprehensive recovery strategy for Houstonians.

#### Impact on Low-and Moderate-Income Populations

A household is defined as low- and moderate-income (LMI) when the combined income of the household is at or below 80 percent of the Area Median Family Income (AMFI) for the county.

*Table 5: 2016 Area Median Income Limits by Family Size and County<sup>22</sup>*

Harris County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Limits	14,550	16,600	20,160	24,300	28,440	32,580	36,730	40,890
50% Limits	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700
80% Limits	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100

Figure 3 on the following page illustrates the locations of LMI populations (areas with >51% residents of LMI) within the City.

<sup>22</sup> HUD Income Limits, FY 2016



Figure 3: LMI Populations: City of Houston

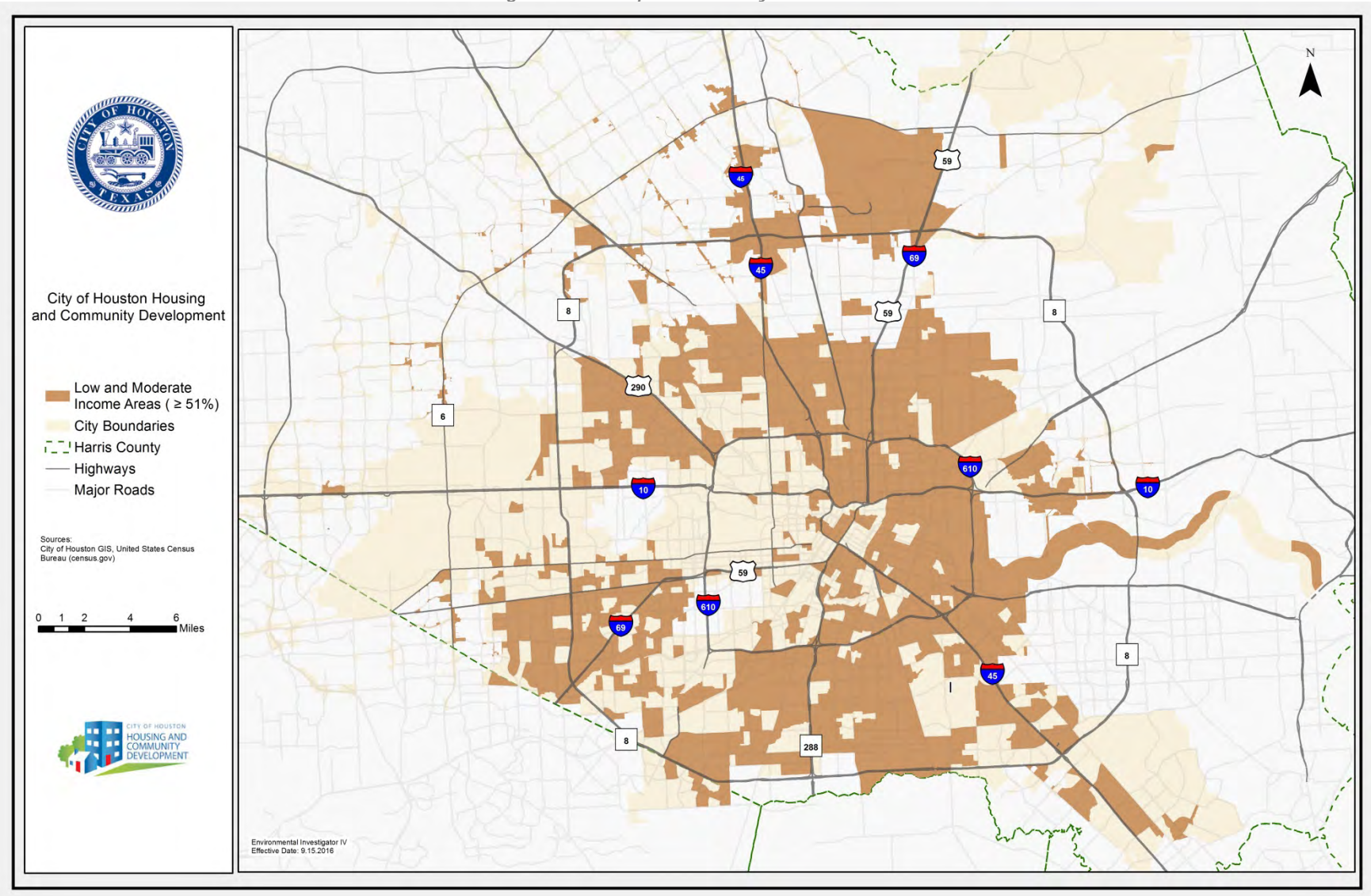


Figure 4: 2015: Memorial and Halloween Flooding Reports

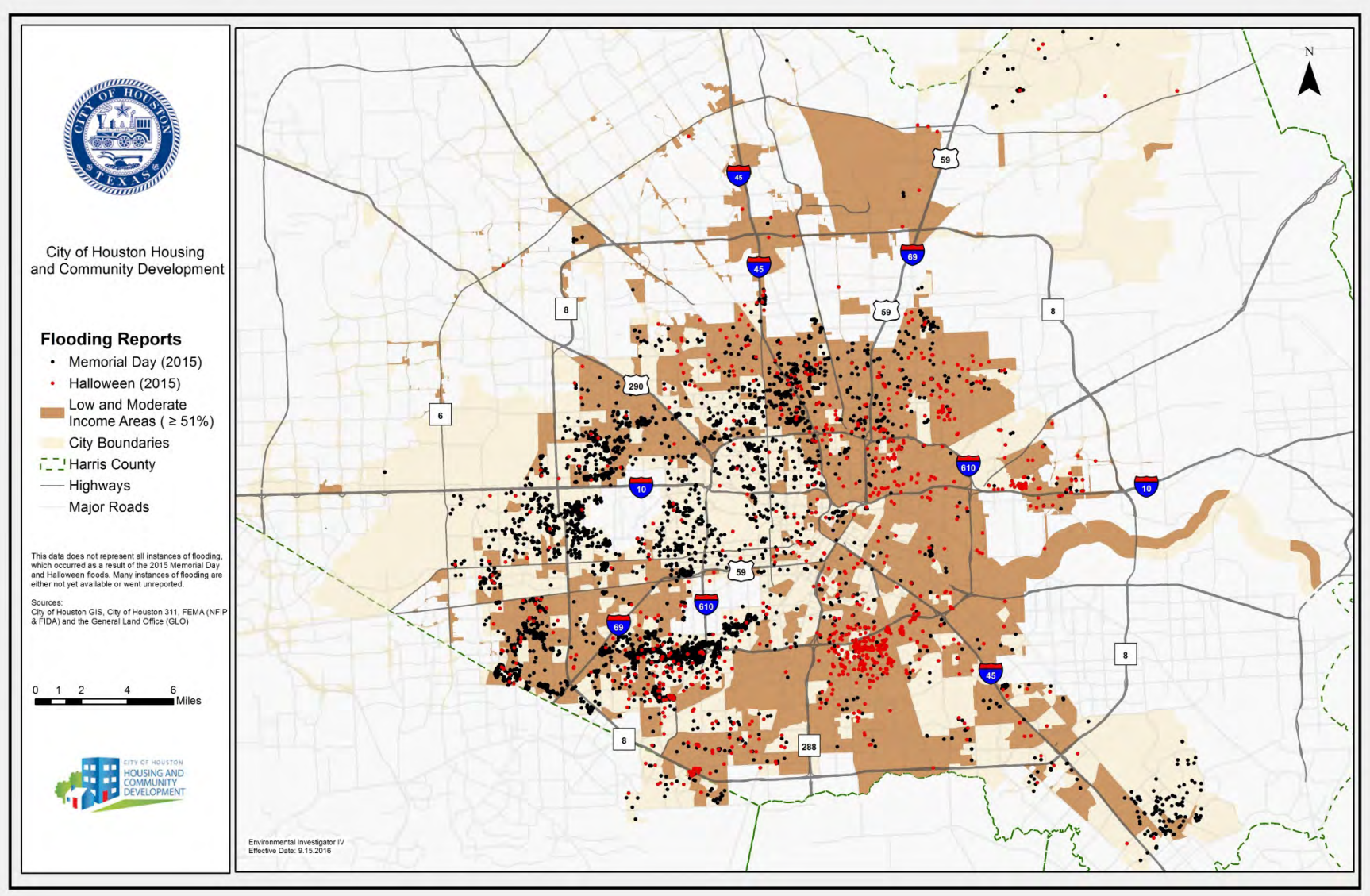




Figure 4 on the previous page illustrates flooding reports in areas where more than 51% of the residents are LMI. This graphic illustrates LMI areas in Houston which experienced the most significant flooding reports associated with the Memorial and Halloween flooding events.

### Impact on Special Needs Populations

Special needs populations and those with functional needs may require special attention and help in receiving assistance and disaster resources. These special needs populations may consist of children, the elderly, pregnant women, those from diverse cultures, individuals lacking transportation means, individuals with chronic disorders or pharmacological dependencies, those with disabilities, individuals living in institutions, unable to speak English, and the homeless<sup>23</sup>. Regardless of the functional need, it is vital that all efforts possible are made to ensure these individuals have the ability to access any available disaster recovery resources.

According to a 2016 Point-in-Time report from the Houston Coalition for the Homeless (and federally mandated by HUD), on any given night of January 2016 there were 3,626 homeless people in the Houston area, of which 3,559 were in Harris County and 67 were in Fort Bend County. Of these, approximately 29% are considered unsheltered<sup>24</sup>. These individuals are at an increased risk due to lack of resources and shelter prior to the event.

According to HCDD program managers, no existing HUD-assisted housing received documented damages from the 2015 Disasters, although the construction of some new HUD-assisted units may have been delayed several days due to the extensive rainfall. Additionally, in regards to the population served through the City of Houston's Housing Opportunities for Persons with HIV/AIDS (HOPWA) Program, program managers confirmed that at this time no HOPWA sites were specifically impacted by the May or October flood events<sup>25</sup>.

### Demographic Profile of Houston, Texas

The table on the following page includes census data from the *2015 American Community Survey* (ACS) detailing demographic information specific to Houston. Several factors accounted for in the ACS table (Table 6) provide insight into Houston's vulnerable populations. Particularly, 9% of citizens are over the age of 65, 30.9% of citizens are without health insurance, 22.9% of citizens live under the poverty level, and 46.9% of citizens speak a language other than English at home. While 46.9% of individuals speak languages other than English at home, approximately 23.4% speak English less than "very well", otherwise referred to as Limited English Proficiency (LEP). The most common languages other than English in the City are Spanish, Vietnamese, Chinese, French, and Urdu. The City has a much higher LEP percentage than the State of Texas overall (14.2%) and the United States (8.6%)<sup>26</sup>. The LEP populations of Houston may be more vulnerable than others due to their language deficiencies. For this reason, it is vital to craft a plan that addresses individuals of all backgrounds and languages, and to make any plans related to recovery available for any language as needed..

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<sup>23</sup> US Dept. of Health and Human Services, Office of the Assistant Secretary for Preparedness and Response "Public Health Emergency" -<http://www.phe.gov/preparedness/planning/abc/pages/atrisk.aspx>

<sup>24</sup> Coalition for the Homeless, "Houston/Harris County/Fort Bend County Point-in-Time Count 2015 Executive Summary", <http://www.homelesshouston.org/wp-content/uploads/2016/06/2016-PIT-Executive-summary-v4.pdf>

<sup>25</sup> Confirmed with Houston Community Development Department, 8/3/16

<sup>26</sup> US Census Bureau, 2015 ACS Survey

Table 6: Demographic Profile of Houston, TX<sup>27</sup>

People	Houston, Texas
<i>Population</i>	
Population estimates, July 1, 2015,	2,167,988
<i>Age and Sex</i>	
Persons under 5 years, percent	7.80%
Persons under 18 years, percent	25.90%
Persons 65 years and over, percent	9.47%
<i>Race and Hispanic Origin</i>	
White alone, percent	57.80%
Black or African American alone, percent	23.30%
American Indian and Alaska Native alone, percent,	0.40%
Asian alone, percent	6.30%
Native Hawaiian and Other Pacific Islander alone, percent	0.00%
Two or More Races, percent	1.9%
Some Other Race	10.30%
Hispanic or Latino, percent	43.90%
White alone, not Hispanic or Latino, percent	25.50%
<i>Population Characteristics</i>	
Foreign born persons, percent	28.40%
<i>Housing</i>	
Owner-occupied housing unit rate	44.50%
Median value of owner-occupied housing units	\$125,400
Median gross rent	\$862
<i>Families and Living Arrangements</i>	
Persons per household	2.69
Language other than English spoken at home, percent of persons age 5 years+	46.90%
<i>Education</i>	
High school graduate or higher, percent of persons age 25 years+	75.90%
Bachelor's degree or higher, percent of persons age 25 years+	29.80%
<i>Health</i>	
With a disability, under age 65 years, percent	7.00%
Persons without health insurance, under age 65 years, percent	28.00%
<i>Economy</i>	
In civilian labor force, total, percent of population age 16 years+	68.10%
<i>Income and Poverty</i>	
Median household income (in 2014 dollars)	\$45,728
Per capita income in past 12 months (in 2014 dollars)	\$27,938
Persons in poverty, percent	22.90%

<sup>27</sup> 2010-2014 American Community Survey 5-Year Estimates (US Census)



## Housing

### Housing Unmet Need & Methodology

In calculating the housing unmet need, it is required to take the total housing impact and subtract the funds made available thus far. The total housing impact for the City of Houston is estimated at \$524,689,073.17.

Based on the best data currently available, at this time the total funds made available for housing recovery for both the May and October events is estimated at \$485,893,109.12.

Thus, when the estimated funds made available (SBA Home Loans May and October \$44,177,900.00 and FEMA Estimates from May \$81,996,750.00 and October \$9,483,441.21) are subtracted from the estimated housing impact, the remaining unmet housing need is calculated as \$38,795,964.05.

The table below outlines the numbers used to make these calculations and is followed by a description of the specific methodology.

*Table 7: Housing Impact*

	Total	Units	Average (IHP Max**)
FEMA Full Verified Loss Estimate (May only)	\$109,329,000.00	3313	\$33,000.00
Discount for Non-Max Payouts	0.75		
Estimated May Individual Assistance Impact	\$81,996,750.00		
Estimated October Individual Assistance Damage*	\$9,483,441.21		
SBA Home Loans (used for multiplier only, not added to impact)	\$44,177,900	702	\$62,931.48
May & Oct. Estimate	\$91,480,191.21		
Multiplier	1.90701		
Impact via FEMA & Multiplier	\$174,454,055.26		
National Flood Insurance Program Claims	\$350,235,017.91		
Housing Impact	\$524,689,073.17		
<p><i>*Note: for October Estimate, Citywide Units (789) was divided by Statewide Units (3,286) to calculate percentage of damaged units in Houston, and multiplied by Statewide Individual Assistance Cost Estimate to estimate Oct Individual Assistance Cost in Houston: See Table 8 on the following page for details.</i></p> <p><i>**Note: the FVL (Full Verified Loss) Estimate (May units only) is calculated by multiplying the total units from May that received FEMA assistance, by the Individuals and Households Program (IHP) Max.</i></p>			

The estimated impact was calculated using a housing multiplier. This number is used due to current data limitations which indicate the average FEMA Full Verified Loss (FVL) from the May event to be higher than the Individuals and Households Program (IHP) maximum. A multiplier is used because it paints a more accurate picture of the damages received due to the fact that SBA loans are more-so intended to cover full damages, as opposed to just getting resident's homes to safe and sanitary living conditions (which is what FEMA aims to do) and accounts for those who

may have been deemed ineligible for FEMA assistance but still received damage. This multiplier was calculated by dividing the average SBA home loans from May and October by the FEMA IHP maximum amount of \$33,000. For this assessment, the multiplier is 1.90701.

To estimate total housing impact, the FEMA FVL units from May only, 3,313, was multiplied by the FEMA IHP and reduced by 25% to account for those not receiving maximum assistance. This resulted in a May estimate of \$81,996,750 which was then added to an October Individual Assistance Damage estimate. The City Damage Estimate (Oct.) comes from the City/State ratio (.2401) multiplied by the Statewide Damage Estimate: \$39,496,309 (based on the Statewide FEMA Damage Assessment). This City/State comes from Statewide Units (3,286) divided by City Units (789). The City Units number comes from the Houston Office of Emergency Management's Disaster Summary Outline for the City of Houston, based on the October flooding. When the Statewide Damage Estimate is multiplied by the City to State ratio, the estimated October impact for Houston comes out to \$9,483,441.21. The following table outlines the October estimate calculation used in Housing Impact and Assistance estimates above, based on the best currently available information.

*Table 8: October Individual Assistance Estimation*

October Individual Assistance Damage Estimate: Supplemental to Housing Impact Calculation		
	Total	Units
Statewide Damage Estimate (FEMA Report)	\$39,496,309.00	3,286
City Damage Estimate	\$9,483,441.21	789
City/State Ratio:	0.240109556	

When added to the estimated impact from May, the estimated total impact before applying the multiplier is \$91,480,191.21. When applying the multiplier, the estimated impact as mentioned previously is \$174,454,055.26. Additionally, impact includes National Flood Insurance Program Claims related to the May and October events of \$350,235,017.91, for a total housing impact of \$524,689,073.17. No additional increases for resiliency were included in this calculation due to a higher than average assumption towards maximum IHP payout.

While GLO FEMA data supplied to the City did not include specific impacts and funds made available, their unmet need calculation was roughly \$35 million dollars, which is consistent with and thus validates the City's calculation of unmet housing need as \$38,795,964.05. As previously noted, the estimated Housing Unmet Need is as follows:

*Table 9: Remaining Housing Unmet Need*

Remaining Housing Unmet Need	
Estimated Housing Impact	\$524,689,073.17
Funds Made Available	(\$485,893,109.12)
Remaining Housing Unmet Need	\$38,795,964.05

Housing Types Impacted

The following table, from the Houston *Office of Emergency Management's Disaster Summary Outline* for the Memorial Day flooding, shows that while a large number of multifamily units were affected, a much smaller portion received major damage. On the contrary, large numbers of single family homes experienced minor or major damage, while 2 were destroyed entirely. This information concludes that the total for homes affected, with minor or major damage, or totals 5,832 units for the Memorial Day flooding alone. This number is higher than the total that received FEMA Full Verified Loss (FVL), 3,313; however, these types of discrepancies are accounted for in the housing impact calculation by using a housing multiplier<sup>28</sup>.

*Table 10: Residential Losses May*

Residential Losses: Memorial Day Flood, City of Houston (Per OEM Disaster Summary Outline 6/17/15)					
Type of Homes	Affected	Minor Damage	Major Damage	Destroyed	% Covered by Insurance
Single Family Homes	309	827	930	2	60%
Mobile Homes	0	0	0	0	NA
Multifamily Units	3,526	14	224	0	20%
<b>Totals</b>	<b>3,835</b>	<b>841</b>	<b>1,154</b>	<b>2</b>	<b>40%</b>

Significantly different from the Memorial Day Flood was the impact to the housing sector during the Halloween Flood. Houston OEM's Disaster Summary Outline for the Halloween flooding outlined below, shows that a much smaller number of multifamily homes were affected in general as compared to the Memorial Day Flood, but that many (318 units) experienced major damage. There were 56 single family homes affected (impacted, but damage was not deemed minor or major), with 291 receiving minor damage, and 124 receiving major damage, while none were completely destroyed. The table below also shows that the total for homes affected, with minor or major damage, or destroyed totals 789 for the Halloween flooding event. While FEMA FVL data is currently unavailable for the Halloween flooding event, this smaller number corroborates with the smaller number and amount of SBA Disaster Home Loans sought following this event, as opposed to the Memorial Day Flood.

*Table 11: Residential Losses October*

Residential Losses: Halloween Flood, City of Houston (Per OEM Disaster Summary Outline 11/2/15)					
Type of Homes	Affected	Minor Damage	Major Damage	Destroyed	% Covered by Insurance
Single Family Homes	56	291	124	0	40%
Mobile Homes	0	0	0	0	NA
Multifamily Units	0	0	318	0	40%
<b>Totals</b>	<b>56</b>	<b>291</b>	<b>442</b>	<b>0</b>	<b>40%</b>

<sup>28</sup> Houston OEM Disaster Summary Outline<sup>29</sup> Houston OEM Disaster Summary Outline<sup>30</sup> Houston OEM

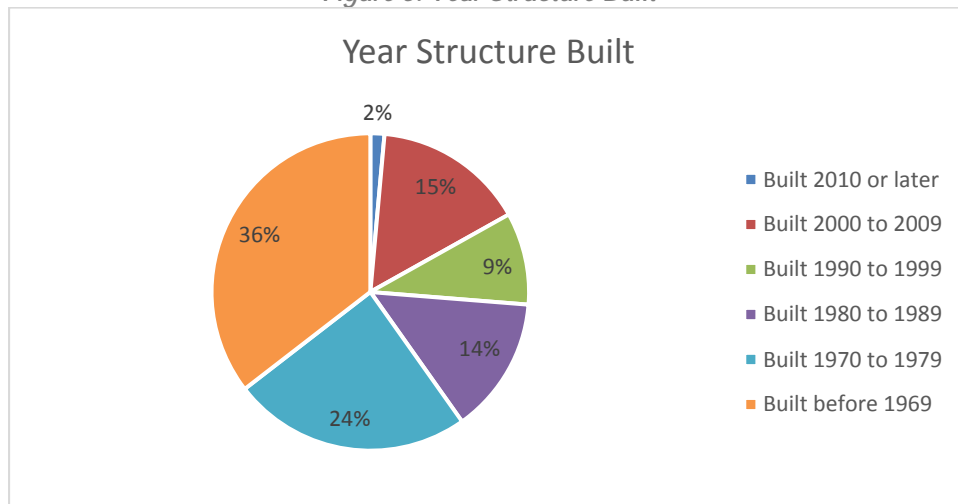
According to the *2015 American Housing Survey* from the US Census Bureau, the City has 913,006 housing units. Of these, 353,069 are occupied by owners (44.5%), 439,694 are occupied by renters (55.5%), and 120,243 units are vacant or seasonal.<sup>31</sup>

Clearly, the housing impact from the Memorial Day and Halloween flooding events in the City of Houston was widespread, but also unique in many ways. Both single family and multifamily residents, in various housing types, were affected. Additionally, many homes experienced damages due to these flooding events despite being located outside of the floodplain. The table below represents those receiving FEMA Individual Assistance for the Memorial Day and Halloween flooding events.

*Table 12: FEMA FVL May*

FEMA FVL for Memorial Day Flooding	
Housing Type	Sum of Losses
2-4 Family	42
Assmd. Condo	32
Non Resident	170
Other Resident	44
Single Family	3,025
Totals	3,313

*Figure 5: Year Structure Built*



As noted in Figure 5 above, while there is a substantial percentage of new homes in the City of Houston (17% built after 2000), the largest percentage of homes (36%) were built prior to 1969. Thus when serious weather events occur, such as flooding, older homes may have more substantial damages or require more significant repairs.

<sup>32</sup> FEMA Individual Data from Houston Housing and Community Development Department

### *Public Housing*

Public housing plays a vital role in the City's housing environment. The Houston Housing Authority (HHA) is the public housing authority that operates within, and directly outside, the City limits of Houston. HHA provides affordable homes and services to more than 60,000 low-income Houstonians, including over 17,000 families housed through the HHA. HHA also operates the country's 3<sup>rd</sup> largest voucher program exclusively serving homeless veterans in and around the Houston area. The City consulted with key officials with HHA to gather information and discuss flood related damages to both HHA owned properties, as well as landlord owned (voucher) properties. Minimal damage was reported with twelve residents reported as displaced. To date, five residents have relocated and the remaining residents are currently in the process of moving. While this process is never easy, arrangements have been made to ensure those moving are given adequate living arrangements until permanently relocating.

Overall, the Houston Housing Authority has roughly \$50 million in pre-existing physical need, but has recently agreed upon a \$25-million-dollar partnership with Siemens, for energy improvements, and a \$4 million Capital Fund Program allocation (HCDD 2016 Annual Action Plan). In addition to this existing need, one of the properties under the jurisdiction of the HHA was impacted by both the Memorial Day and Halloween flooding events. The property, 2100 Memorial Senior Apartments, overlooks Buffalo Bayou and Memorial Drive. It has 197 apartment homes and had experienced some water damage previously, but nothing compared to these floods.

According to officials, no resident units were impacted. The damages from the May and October storms included the entire 1st floor of the building being flooded with 2-3" of water. The 1st floor area includes the office, dining area, pool table/game room, television room, fitness center, hair salon, and community store. The front doors were also affected. As a senior community, these first floor amenities are vital to the residents. As renovations began, mold was discovered and had to be remediated. Eventually, all floors needed to be tested and most remediated.

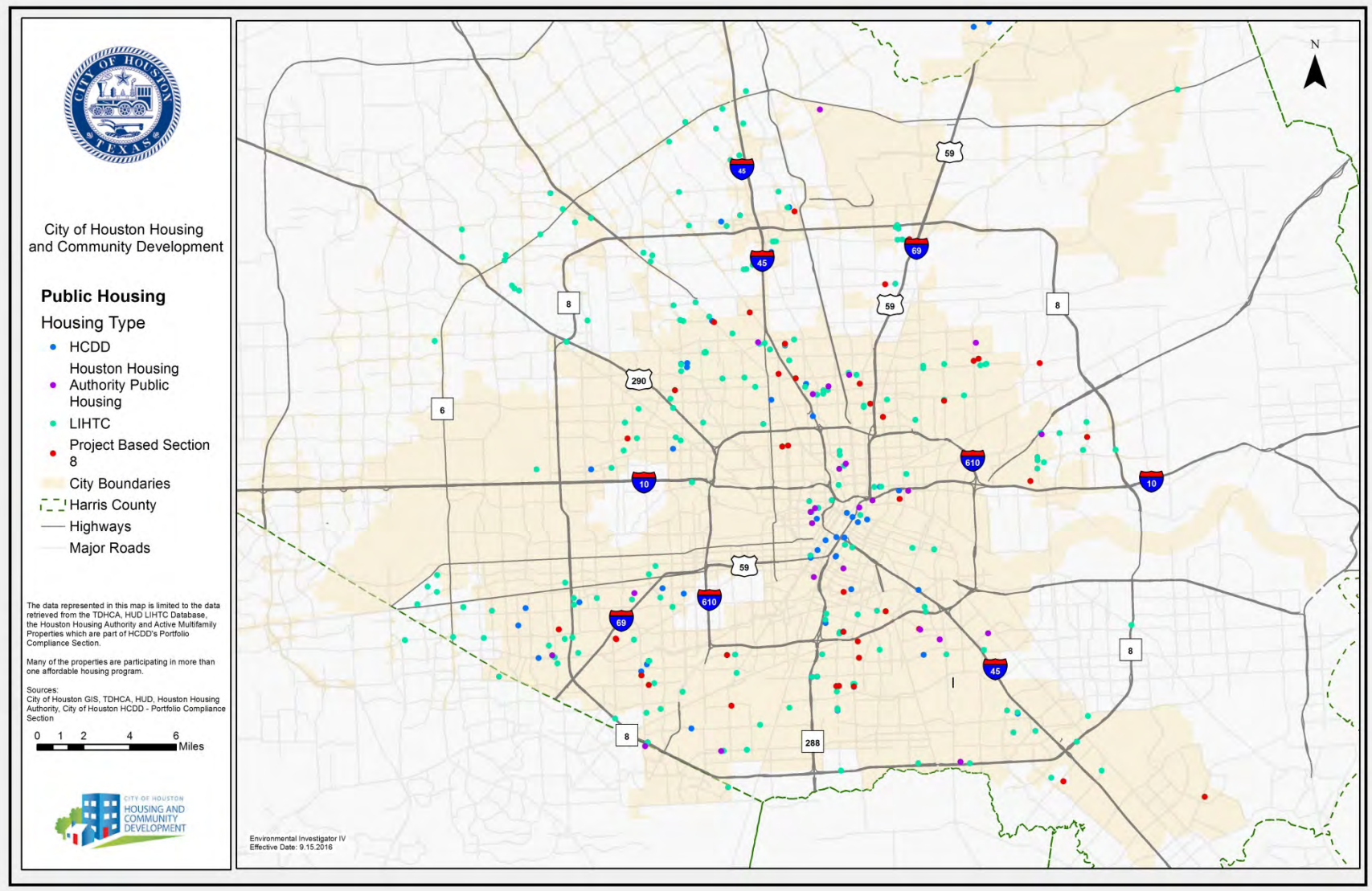
The total expenditures for renovations of the building from the flooding were \$427,665.39. Insurance claims totaled \$257,271.72, leaving a deficit of \$170,393.67. HHA used excess capital, replacement reserves, and operating funds to address these issues. The remaining unmet need includes new pool furniture, fitness equipment, and a new roof for the building.

Based on this information, the remaining unmet need does not justify an allocation from the CDBG-DR15 Program or other unmet needs are of a more critical nature.

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Figure 6: Public Housing Locations in Houston, TX



*HUD-assisted Housing, Emergency Shelters and Housing for the Homeless*

The City will continue to promote the availability of affordable housing in areas of opportunity where appropriate, and will support plans that are equitable to persons with disabilities, minority groups, and low-income people.

The City is mindful about the availability of shelters and transitional housing needed for its homeless population. For that reason, the homeless population will be considered as a part of the City's long-term recovery strategy. According to a 2016 Point-in-Time report from the Coalition for the Homeless Houston/Harris County (Coalition) (and federally mandated by HUD), conducted over a three day period from January 26-28, 2016, there were 3,626 homeless people in the Houston area, of which 3,559 were in Harris County and 67 were in Fort Bend County. Of these, approximately 30% are considered unsheltered<sup>33</sup>. Individuals such as these are at an increased risk due to lack of resources and shelter prior to the event. As a result of this, the City will ensure that affordable housing providers in the region with existing networks and knowledge of the needs of homeless, will continue to operate their housing programs. The City does not however, based upon the best available information at the time the of the publication of this Action Plan, find that there are critical unmet needs to be addressed by the CDBG-DR15 Program.

The City has made tremendous progress in reducing and ending homelessness throughout its neighborhoods. At the time of publication of this Action Plan, there has been a 71% reduction in chronic homelessness since 2011.<sup>34</sup> During the 2016 Homeless Count, there were no unsheltered families with minor children found.<sup>35</sup> Such remarkable reports is indicative of Houston's efforts in this area of housing needs. This data used is used by the City and its stakeholders to track the changing needs of the homeless population. Specifically, the City, through HCDD and Coalition for the Homeless Houston/Harris County (Coalition) collaborates with service agencies and others in the public sector to analyze existing needs to identify and address funding gaps. As specific impacts realized by the homeless population were not realized due to the 2015 Disasters, the City still will prioritize the needs of this population through programs administered by HCDD. Specifically, HCDD continues to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCDD provides ESG and CDBG funding to social service organizations to assess and address the needs of homeless persons and will do so again in program year 2016.

Critical in the temporary care of extremely impacted individuals is the use of emergency shelters. In the aftermath of the 2015 Disasters, emergency shelters offer temporary shelter and living arrangements for impacted citizens. The American Red Cross immediately opened multiple shelters throughout the Houston region, assisting impacted residents by quickly providing safe environments. Specific locations of these shelters include:

- Chinese Community Center, 9800 Town Park Drive, Houston, TX 77036
- Acres Homes Multi-Service Center, 6719 W. Montgomery Rd., Houston, TX 77091
- American Legion Hall, 1630 Myer Rd., Sealy, TX 77474
- St. John Lutheran Church, 529 N. Holland, Bellville, TX 77418
- Woodville United Methodist Church, 508 West Bluff St., Woodville, TX 75979
- Liberty County Community Center, 318 San Jacinto St., Liberty, TX 77575
- Wharton Junior High School Gymnasium, 1120 North Rusk St., Wharton, TX, 77488<sup>36</sup>
- Channelview High School, 1100 Sheldon Rd., Channelview, TX 77530<sup>37</sup>

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<sup>33</sup> Coalition for the Homeless, PIT Study, <https://www.documentcloud.org/documents/2858319-2016-PIT-Executive-Summary-Final.html#document/p2>

<sup>34</sup> <http://www.homelesshouston.org/local-data-and-research/>

<sup>35</sup> <http://www.homelesshouston.org/local-data-and-research/>

<sup>36</sup> Cooper, Nakia-Click2Houston News, 8 Confirmed Dead in Houston Area's Historic Flooding: <http://www.click2houston.com/news/8-confirmed-deaths-in-houston-areas-historic-flooding>

The City sought information regarding damage suffered by these emergency shelters during the 2015 Disasters but received no such information as of the time of publication of this Action Plan. Accordingly, there are no disaster related impacts remaining to be addressed for the emergency shelters.

Another important component of the housing services available in the City is Houston's Housing Opportunities for Persons with HIV/AIDS (HOPWA) Program. Participants in the HOPWA program receive assistance to achieve and maintain housing stability so to avoid the risk of homelessness and improve their access to HIV treatment and care. Through this needs assessment, potential impacts to HOPWA sites were considered. It was confirmed through interviews with HOPWA program managers that the HOPWA sites were not impacted by the 2015 Disasters<sup>38</sup>. While there was no direct impact to HOPWA sites, road closures and damages due to the storm make access to these services more difficult.

In addition, the City sought available Public Housing Units to temporarily house impacted Houstonians. While there were no Public Housing Units available for shelter, the Houston Housing Authority utilized—in addition to the aforementioned shelters—hotels to house displaced Houstonians following the 2015 Disasters.<sup>39</sup>

Given that no unmet need for rehabilitation, reconstruction, or replacement has been reported by or identified for any of the above-referenced housing agencies, no CDBG-DR15 Program funds will be specifically set aside for housing needs in this category. Rather, the City will prioritize its disaster recovery allocation towards addressing the most critical unmet needs stemming from the 2015 Disasters while ensuring long-term recovery and resilience in the impacted areas.

#### *Housing Funds Made Available*

The major federal funding sources available for impacted citizens following a natural disaster are FEMA Individual Assistance (FEMA IA), low-interest home loans from the SBA, and insurance payments from the National Flood Insurance Program (NFIP). These are the funding sources which make up most of the housing recovery funding available prior to the administering of CDBG-DR funds.

#### *FEMA Individual Assistance*

FEMA Individual Assistance is comprised of various relief services for residents in disaster declared areas following a disaster event, such as the May 2015 and October 2015 flood events. These funds are used to help get individuals back into their homes by bringing them up to safe and sanitary living standards only. They are not intended to make homes "whole" again.

In Houston, 3,313 residents received FEMA Individual Assistance following the May 2015 flood event. The table below outlines the number of residents receiving assistance, and their housing type, related to the May 2015 floods.

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<sup>37</sup> Your Houston News, Additional Red Cross Shelters Opened to Assist Storm-Flood Victims:  
[http://www.yourhoustonnews.com/cleveland/news/additional-red-cross-shelters-opened-to-assist-storm-flood-victims/article\\_ac78c2c2-4215-5612-8291-0e7d7b47b177.html](http://www.yourhoustonnews.com/cleveland/news/additional-red-cross-shelters-opened-to-assist-storm-flood-victims/article_ac78c2c2-4215-5612-8291-0e7d7b47b177.html)

<sup>38</sup> Confirmed with Houston Community Development Department, 8/3/16

<sup>39</sup> Confirmed with HHA 8/16



*Table 13: FEMA FVL for May 2015 (DR-4223)<sup>40</sup>*

Housing Type	Sum of Losses
2-4 Family	42
Assmd Condo	32
Non Resident	170
Other Resident	44
Single Family	3,025
<b>Totals</b>	<b>3,313</b>

To estimate the FEMA Individual Assistance for May, the total applicants (33,000) were multiplied by the \$33,000 FEMA Individual Assistance max, and discounted by 25% to account for individuals not likely receiving the maximum assistance. The FEMA Individual Assistance funds made available for the May event is estimated at \$81,996,750.00. Further details into Housing Funds made available can be found in the Housing Unmet Need and Methodology section.

October FEMA Individual Assistance funds are estimated at \$9,483,441.21. Again, a detailed breakdown of FEMA May and October estimates can be found in the Housing Unmet Need Methodology section.

At this time, the total funds made available for the City of Houston via FEMA Individual Assistance is estimated at \$91,480,191.21.

#### *Small Business Administration (SBA) Home Loans*

The United States Small Business Administration offers low-interest disaster home loans to help residents repair their homes and recover personal property. Typically, far less SBA loans are awarded than FEMA Individual Assistance; however, the SBA individual loan amounts often paint a better picture of potential damages as they allow residents to recover beyond the point of merely safe and sanitary living standards.

For the May 2015 floods (DR-4223), 692 total disaster home loans were approved by the SBA for a total awarded amount of \$43,912,200, which results in an average loan amount tied to the May 2015 flooding of \$63,457.

*Table 14: SBA Home Loans for May<sup>41</sup>*

SBA Disaster Home Loans: City of Houston for DR-4223	
Total Loans	Grand Total Approved Loans
692	\$43,912,200

For the October 2015 floods (DR-4245), only 10 disaster home loans were approved by the SBA for a total awarded amount of \$265,700, which results in an average loan amount tied to the October 2015 flooding of \$26,570.

*Table 15: SBA Home Loans for October<sup>42</sup>*

SBA Disaster Home Loans: City of Houston for DR-4245	
Total Loans	Grand Total Approved Loans
10	\$265,700

<sup>40</sup> Data from Houston Housing and Community Development Dpt. For FEMA Individual Assistance

<sup>41</sup> SBA Office of Disaster Assistance

<sup>42</sup> SBA Office of Disaster Assistance

In total, for both events 702 loans were approved for \$44,177,900, for an average loan amount of \$62,931.48.

*National Flood Insurance Program (NFIP) and Other Insurance Coverage*

There were a total of 6,698 NFIP claims for a total amount of \$449,873,481 and an average claim amount of \$67,165.

Additionally, according to the Houston Office of Emergency Management's Disaster Summary Outline, roughly 40% of the City of Houston's estimated damaged residences were covered by insurance. This number is relatively low for various reasons. Perhaps most notable is the fact that many properties receiving damage were located outside of the floodplain. Again note that this assessment is based on the best currently available data, and will be updated accordingly as complete data is made available for the City of Houston. At this time, NFIP claim data shows \$350,235,017.91 in claims paid to residents in the City of Houston<sup>43</sup>. It should be noted that all NFIP claims in Houston, at this point, are tied to the May event. If claims are made and/or paid in relation to the October 2015 flood, that information will be added to this assessment as made available.

When adding the assistance from FEMA, SBA, and NFIP, the total Housing Funds Made available at this time are \$485,893,109.12.

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<sup>43</sup> Confirmed via Texas Dept. of Insurance 8/5/16

## Infrastructure

Many national communities are in fiscal crises due to compounding infrastructure and federal match costs, emergency response expenses, and faltering tax and employment bases. Infrastructure expenses can exceed local budget capacity by hundreds of thousands of dollars. The City's coastal location, low base elevations, flat topography, and high urban density create a unique confluence of factors that contribute to vulnerability for flooding and drainage issues. Those factors are difficult for any similarly-situated city to address under normal circumstances. However, when disaster-category storms and rainfall occur, these factors interact to create significant flooding issues that then impact housing developments that are critical to the affordability of the City. Funds typically available to assist with infrastructure recovery include FEMA, private insurance, and state and local assistance.

Of the total \$21,201,826.41 impact, an estimated \$1,239,771.80 in resources have been made available for Houston's infrastructure needs resulting in an estimated unmet need of \$19,962,054.61 as outlined in Table 16 below.

*Table 16: Infrastructure Unmet Need<sup>44</sup>*

Unmet Needs Based on Damage Estimates Minus Assistance Received	
Infrastructure and Public Facility Damages <sup>45</sup>	\$21,201,826.41
FEMA Public Assistance <sup>46</sup>	\$1,239,771.80
State and Other Assistance	\$0.00
Remaining Unmet Need	\$19,962,054.61

The \$19,962,054.61 in impact was calculated based on FEMA Public Assistance Project application information. Data from the Texas Department of Transportation (TxDOT) regarding state roads, impact to ditches and streams, utilities, railroads, schools, and neighborhood infrastructure will be factored in as it is made available. The impact costs are broken out in Table 17 below:

*Table 17: Infrastructure Impact*

Infrastructure Impact	Cost
Project Worksheets (FEMA PA)	\$21,201,826.41
Texas Department of Transportation (state roads, bridges, etc.)	\$0.00

The City's survey of the damage inflicted on infrastructure and the restoration thereof is ongoing and involves the coordination of multiple City agencies. In conjunction with FEMA's Public Assistance Grant Program, the City is identifying and assessing damaged sites to develop cost estimates that quantify the scope of work and financial commitment required for the necessary infrastructure projects. The current data reveals that infrastructure systems affected by the 2015 Disasters included damage to roadways, bridges, wastewater treatment systems, drinking water treatment and collection systems. The immediate recovery efforts were documented by the initial estimates submitted for consideration for Public Assistance, through GIS mapping by city departments, such as the HCDD and the Houston Office of Emergency Management. For reference in regards to the infrastructure section and items discussed in this section see Figure 1 on page 6.

<sup>44</sup> FEMA PA

<sup>45</sup> FEMA PA Projected Damages

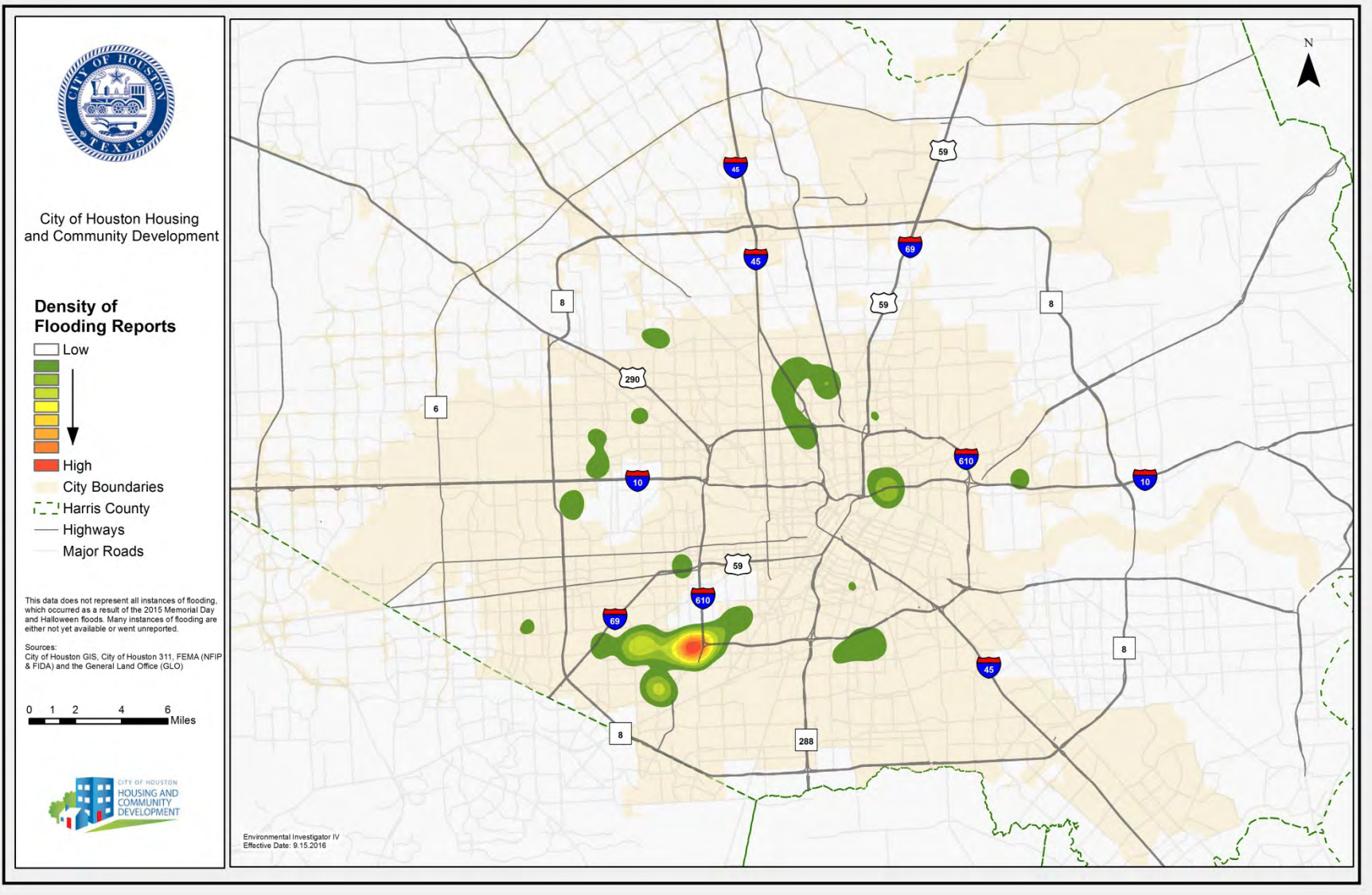
<sup>46</sup> FEMA PA Federal Assistance Provided

The Memorial Day flooding event, which had substantially more flooding reports than the Halloween flooding event, had a concentrated impact on the western portion of the city, as shown in the map on page 6 in Figure 1. While there were some clusters of impact in Low-to-Moderate income (LMI) areas, there were also substantial clusters outside of LMI areas in the southwestern side of the city.

The concentration of impact in the southwest sector is further visualized in the Flooding Density map in Figure 7.

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Figure 7: Flooding Density in Houston, TX



*The Impact of Open Space & Elevation*

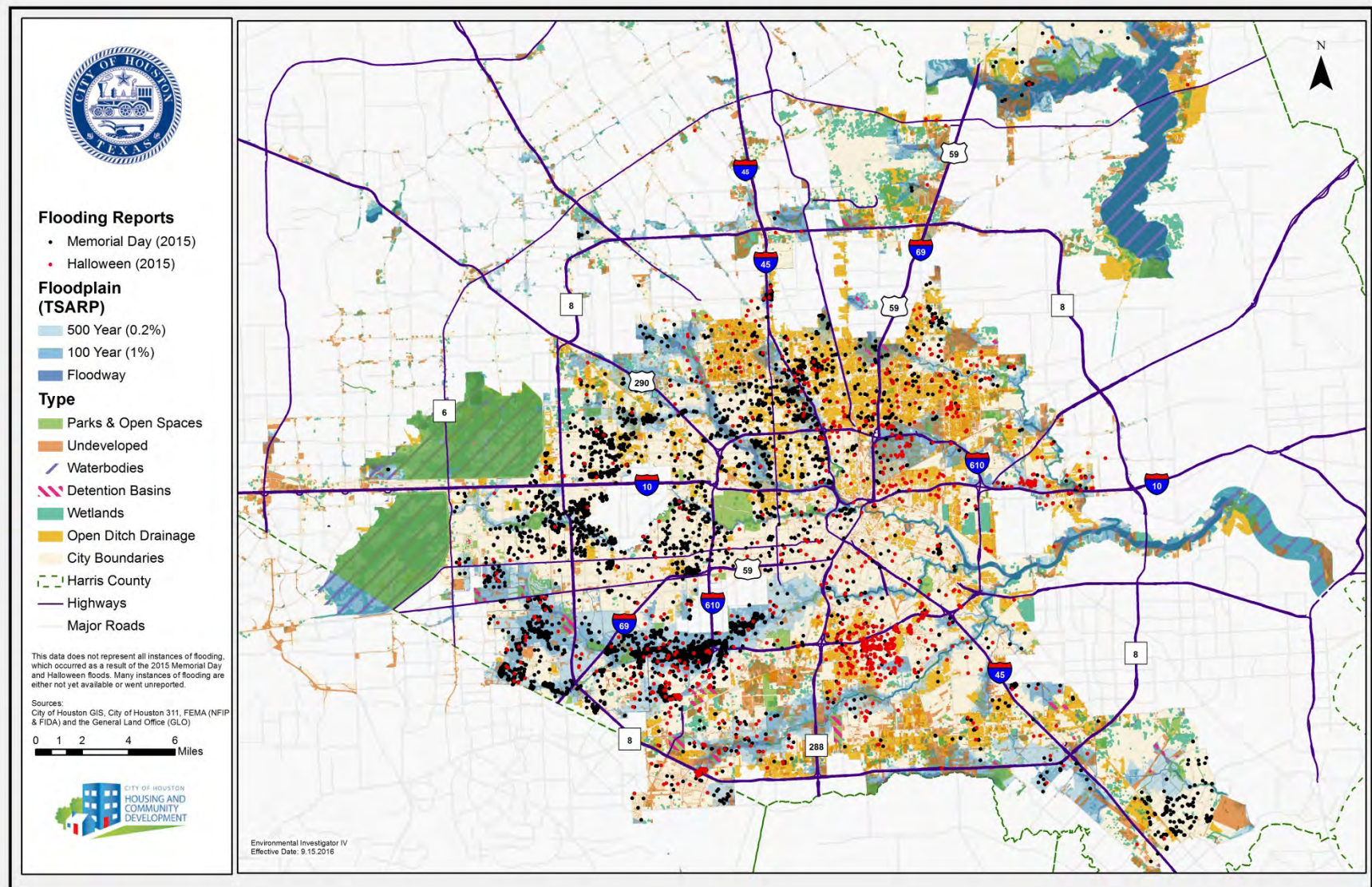
The City's overall elevation and drainage orientation towards the Gulf of Mexico, further complicates the impact of neighborhood-level improvements, and amplifies the complexity and scale of Houston's long-term needs, within the context of its geography. Thus, the City has placed an increased focus on the importance of permeable and undeveloped space, open-ditch drainage, or park and open space, in relationship to flood impacts. The map on the following page in Figure 8 shows flooding reports in neighborhoods with open ditches during 2015. As indicated on the following page, much of the flooding has taken place in areas with existing open ditch drainage and in areas outside of the existing floodplain, indicating that existing drainage and permeability was insufficient to prevent flooding. Improvements to existing, insufficient open ditch drainage is vital to further resiliency and the City will be prioritizing consideration of such projects. Capitalizing on this opportunity to better its communities, the City plans to use this opportunity to invest in green infrastructure projects which will provide an economic uplift to communities by improving water quality, reducing the number of costly floods, and neighborhood beautification. Examples of such projects are further discussed in the CDBG-DR15 Infrastructure Program details below, but could include bioswales, and green streets while ensuring that downstream flooding does not occur.

Specifically, the City will look to fund projects through the CDBG-DR15 Program which will provide support to the communities and neighborhoods including those with the most severe unmet needs – low-income historically minority neighborhoods with inadequate open ditch drainage infrastructure. Through its needs assessment and public comment period, the City focused on these areas mindful that these communities are more likely to be located in disaster-vulnerable areas, and to suffer disproportionately severe housing and infrastructure damage because of a disaster. Accordingly, the City will prioritize assistance through its CDBG-DR15 Program to its low-income and historically disinvested minority communities.

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Figure 8: 2015 Flooding in Neighborhoods with Open Ditches



### Public Assistance

Given the aforementioned background on the unique infrastructure and drainage needs faced by the City, it is important to consider the amount of Public Assistance that the City may expect to receive for long-term recovery. Moreover, to best proxy Houston's unmet infrastructure needs, HUD also used data from the FEMA Public Assistance (FEMA—PA) Program on Texas' match requirement.<sup>47</sup>

The FEMA—PA Program is designed to provide immediate assistance to impacted jurisdictions for emergency protective measures and permanent repairs to infrastructure and community facilities. The federal share of assistance is generally not less than 75% of the eligible project cost, requiring the state to contribute the remaining 25% in cost share.

The following table outlines the amount of Public Assistance provided (Statewide) to impacted areas, for each declared event.

*Table 18: FEMA PA Summaries<sup>48</sup>*

Statewide FEMA PA: DR-4223				
	Total Public Assistance Grants - Dollars Obligated	Emergency Work (Categories A- B) - Dollars Obligated	Permanent (Categories C-G) - Dollars Obligated	Work (Categories C-G) - Dollars
<b>Total Amount</b>	\$130,490,043.17	\$21,923,528.12	\$107,005,614.05	
<i>Source: Data: August 2016</i>				
Statewide FEMA PA: DR-4245				
	Total Public Assistance Grants - Dollars Obligated	Emergency Work (Categories A- B) - Dollars Obligated	Permanent (Categories C-G) - Dollars Obligated	Work (Categories C-G) - Dollars
<b>Total Amount</b>	\$14,157,254.91	\$1,602,251.41	\$12,277,070.50	
<i>Source: <a href="http://www.fema.gov/disaster/4245">http://www.fema.gov/disaster/4245</a> Data: August 2016</i>				

Regarding the city's specific needs and funding as a subset of the statewide total above, Public Assistance needs for FEMA DR-4223 and DR-4245 have been preliminarily identified by the FEMA PA projections as \$21,201,826.41 in public assistance need for Categories C-G (permanent repair) to date, for the May event (DR-4223) only. No FEMA PA projections have reported damages related to Categories C-G for the October event at this time (DR-4245).

<sup>47</sup> Because FEMA—PA damage estimates are only available Statewide (and not County), HUD allocated CDBG—DR funding by the estimate of unmet infrastructure needs suballocated to counties and local jurisdictions based on each jurisdiction's proportion of unmet housing and business needs.

<sup>48</sup> FEMA PA: [fema.gov/disaster/4223](http://www.fema.gov/disaster/4223) & [fema.gov/disaster/4245](http://www.fema.gov/disaster/4245)



Current data indicates that just \$1,239,771.80 in FEMA PA federal funding has been issued to the city from FEMA towards those needs. These categories can be seen below in Table 19:

Based on this data, a remaining unmet need of \$19,962,054.61<sup>49</sup> in identified infrastructure damage eligible under FEMA-PA Categories C-G remains.

*Table 19: Memorial Day Flood Anticipated FEMA Public Assistance Need: City of Houston Preliminary Estimates<sup>50</sup>*

Emergency Work: PA Categories A-B	Permanent repair: PA Categories C-G	Estimated Repair Cost
Debris Clearance		\$7,067,275.47
Emergency		\$7,067,275.47
	Category C: Roads and Bridges	-
	Category D: Water Control Facilities	-
	Category E: Buildings and Equipment	\$7,067,275.47
	Category F: Utilities	\$7,067,275.47
	Category G: Parks, Recreational Facilities, and Other Facilities	\$7,067,275.47
	<b>Subtotal Categories C-G Only:</b>	<b>\$21,201,826.41</b>

#### HMGP

The Hazard Mitigation Grant Program (HMGP) will be a critical part of long-term resilience improvements for infrastructure in the impacted area. HMGP is generally calculated at 15% of the total amount of Individual Assistance and Public Assistance allocated to the flood event. The amount available for mitigation and resilience activities for the city is unavailable at this time.

#### Existing Efforts by Houston's CDBG Entitlement Program

Houston's Community Development Block Grant (CDBG) Program, operated by HCDD, received an annual allocation of \$22,140,237.00 from HUD, for the 2016 Program Year. The allocation is focused on the provision of economic development, community revitalization, public services, and affordable housing. The City faces a large demand for the services addressed in the regular program; however, the targeting of the regular allocation funds to meet those demands leaves a significant unmet need for infrastructure improvements exacerbated by ongoing flood and disaster events in the City.

As set forth in its 2016 Annual Action Plan for entitlement grants, HCDD will provide funding for 6 public infrastructure and facility improvements through its Public Facilities Program during the 2016 Program Year<sup>51</sup>. LMI neighborhoods will be significantly improved by creating new or improved amenities and services in these neighborhoods.

<sup>49</sup> Note regarding data: This estimate is preliminary due to the limitations on data availability at this time. This number is likely to change as more FEMA PA data is made available.

<sup>50</sup> GLO FEMA PA Data

<sup>51</sup> Source: Houston and HCDD Annual Action Plan

## Economy

### Business & Employment

Houston is built along the coast of Texas at an elevation barely above sea level, where beaches and bayous have been filled in with pavement to support a growing, industrial city. The economy is primarily fueled by the energy sector with approximately 3,600 energy-related companies located in the area. The City is also a world leader in the chemical industry, with an extensive infrastructure that includes the world's most elaborate pipeline network, and over 405 chemical plants in the Houston-Baytown-Huntsville area. The City is diverse and a hub for international business; the Port of Houston is the world's sixth largest port, making the City of Houston an international gateway to the Southwest. Another well-known feature of the City's economy is the Johnson Space Center of the National Aeronautics and Space Administration.<sup>52</sup>

The Memorial Day and Halloween flood events left businesses across Houston with extensive clean up required; however, the City was fortunate that the losses to the economic sector were relatively minor. Business slowed as owners returned to work to find damaged inventory, stagnant flood waters, and various needs for structural repairs. Construction projects throughout the City paused to allow the waters to recede and favorable conditions to return. Economic activity was temporarily slowed due to limited access from flooding along the major transportation arteries.<sup>53</sup>

### Flood Impact

Early impact predictions in June, the month following the Memorial Day Flood, estimated anywhere from \$3- to \$8-million in lost tax revenue; an estimate much higher than documented impact.<sup>54</sup>

As of August 2016, the SBA has issued \$2,022,000 in Business and Economic Injury Disaster Loans (EIDL) to residents in the city. A total of 31 loans were issued, at an average payout of \$61,219 for the Memorial Day floods, and only 2 loans at an average of \$62,100, for the Halloween flood.<sup>55</sup> An additional loan for \$2,000,000 was made to a non-profit entity for FEMA DR-4223, for a total of \$4,022,000 in assistance provided to businesses and non-profits for flood recovery, as shown below:

*Table 20: SBA Disaster Loans for Economic Development<sup>56</sup>*

SBA Disaster Loans Addressing Economy	Amount	Number of Loans	Avg. Loan Amount
Memorial Day Flood: SBA Disaster Business Loans	\$1,897,800	31	\$61,219
Memorial Day Flood: Non-Profit Loans	\$2,000,000	1	\$2,000,000
Halloween Flood: SBA Disaster Business Loans	\$124,200	2	\$62,100
Total SBA Business & Non-Profit Loans (For Both Events)	\$4,022,000	34	\$118,294

Additionally, preliminary data from the Office of Emergency Management (OEM) indicates:

<sup>52</sup> <http://www.city-data.com/us-cities/The-South/Houston-Economy.html>

<sup>53</sup> <http://www.bizjournals.com/houston/news/2015/12/16/year-in-review-floods-hammer-houston-in-2015.html>

<sup>54</sup> <http://www.bizjournals.com/houston/news/2015/06/03/heres-the-estimated-economic-impact-of-houstons.html>

<sup>55</sup> See Appendix for detailed breakout by NAICS code (when made available)

<sup>56</sup> SBA Office of Disaster Assistance

## Business Losses/Impacts

Table 21: Memorial Day Flood<sup>57</sup>

Type of Damage	Number	# Covered by Adequate Insurance	Total estimated repair cost
Minor Damage (<40%)	57	20	NA
Major Damage (>40%)	13	6	NA
Total	70	26	NA

\*13 businesses had to cease operations, 57 experienced economic injuries.

The Halloween flooding caused a less significant impact and businesses reopened sooner than with the Memorial Day flooding event. The business losses for the Halloween event were:

### Business Losses/Impacts: Halloween flooding

- Major Damage (>40%): 1
- Estimated Persons unemployed as a result of disaster: 30

The Greater Houston Partnership (Chamber of Commerce), the Texas Workforce Commission, and the Mayor's Office of Economic Development were consulted for additional economic/business-related impact from the flooding events and no additional impact was reported. No Disaster Unemployment Assistance (DUA) claims were indicated to have been paid out for Houston residents.

## State of the Economy

Overall, flood-related impact to the Houston economy was minimal. The damage hit as local businesses and families were coping with an economic slowdown driven by low crude oil prices. The Houston economy is primarily based on the energy industry, with jobs largely existing in the oil and gas industry, which has been in a steady decline since 2014. Oil prices began their slide in the summer of 2014, plunging from more than \$100 a barrel to less the \$30 in February 2015, leading to production cuts, bankruptcies, and widespread layoffs in the industry.<sup>58</sup>

According to the 2015 *Economy at a Glance* report, issued by the Greater Houston Partnership, eight sectors in the City's economy experienced decline, while nine experienced growth.<sup>59</sup>

Table 22: Economy at a Glance<sup>60</sup>

Growth	Decline
Added 64,000 jobs in 2015	Collectively cut 40,800 jobs in 2015
Construction; retail trade; administrative support; educational services; health care; arts, entertainment and recreation; accommodations and food services; information; and government	Mining and logging (i.e., upstream energy); manufacturing; wholesale trade; transportation, warehousing and utilities; finance and insurance; real estate; professional and technical services; and management of companies

<sup>57</sup> Houston OEM

<sup>58</sup> <http://www.houstonchronicle.com/news/houston-texas/houston/article/Years-of-pain-still-ahead-for-Houston-UH-7561506.php>

<sup>59</sup> [https://www.houston.org/pdf/research/glance\\_archives/Glance\\_Feb16.pdf](https://www.houston.org/pdf/research/glance_archives/Glance_Feb16.pdf)

<sup>60</sup> Greater Houston Partnership

The City's housing market actually experienced the second best growth year on record during 2015. According to the aforementioned Economy at a Glance report, "Houston-area realtors sold 73,724 single family homes in 2015, down 2.4 percent from 75,535 sold the prior year, according to the Houston Association of REALTORS®. After a record-breaking 2014, Houston recorded its second-highest sales volume in 2015." In fact, despite the 2015 Disasters, Houston added 20,800 jobs in October.<sup>61</sup>

#### Economic Unmet Need

In regards to the specific Economic Unmet Need, a calculation using the estimated impact and estimated assistance was used to arrive at a remaining unmet economic need of \$0.00, which illustrates the resiliency of the Houston economy.

*Table 23: Economic Unmet Need<sup>62</sup>*

Economy	
Estimated Impact	\$4,022,000
Funds Made Available	\$4,022,000
Unmet Need	\$0.00

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<sup>61</sup> <https://www.houstonpublicmedia.org/articles/news/2015/11/20/128264/houston-adds-20800-jobs-in-october-pushing-total-employment-past-3-million/>

<sup>62</sup> Estimated Impact and Funds Made Available Calculated as SBA Disaster Business Loans tied to Memorial Day and Halloween flood events in the City of Houston

## CDBG-DR15 Program Method of Distribution and Basis for Allocations

### Program Budget

The Appropriations Act requires Houston's CDBG-DR15 funds to be used for specific disaster-related purposes. All activities must clearly address an impact stemming from the 2015 Disasters consistent with the purpose of the appropriation. Each activity must: (1) be CDBG eligible (or receive a waiver), (2) meet a national objective, and (3) address a direct or indirect impact from the disaster in a Presidentially-declared county. A disaster impact can be addressed through any eligible CDBG activity.

Houston considered the impacts to each of the three core sectors when developing the CDBG-DR15 Program Budget: housing, infrastructure, and economic revitalization. In addition to the three individual sectors, the City included preparedness and mitigation measures into its analysis so to ensure that its communities recover to be safer and stronger than they were before the 2015 Disasters.

Program funds administered by the City will be made available only within the impacted areas of the City consistent with the official FEMA Disaster Declarations DR-4223 and DR-4245 issued on May 29, 2015 and November 25, 2015 respectively. The City has proposed the following activities, at least 70% of which will benefit LMI beneficiaries.

Table 24: CDBG-DR15 Program Budget

Activity	Amount
Public Facilities/Infrastructure	\$29,232,000
Housing (Single Family Housing Program)	\$12,000,000
Strategic Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>Total</b>	<b>\$66,560,000</b>

### Accomplishment of CDBG-DR National Objectives

Houston is a long-time steward of CDBG funds; thus, the City supports, understands and fully embraces HUD's national objectives. The accomplishment of a national objective through the CDBG programs furthers the development of viable communities by creating a suitable living environment, providing decent housing, and creating economic opportunities, for LMI persons. All activities funded, except for program administration and planning, will meet one of the following three national objectives:

- Benefit to low- and moderate-income (LMI) persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency (referred to as urgent need)

The City has designed the CDBG-DR15 Program in compliance with HUD national objectives and throughout the life of the CDBG-DR15 Program, Houston will ensure that assistance is prioritized toward the most disadvantaged populations and areas. The City will spend no less than 70% of funds to provide a direct benefit to LMI households.

This Action Plan further details the projects and activities to be carried out through the CDBG-DR15 Program. Included in the description of each activity is the identification of the specific national objective which will be accomplished through that funded activity.



### CDBG-DR15 Program Start and End Dates

The City's CDBG-DR15 Program will commence immediately upon execution of the grant agreement with HUD. Thus, it is anticipated that various program implementation activities as detailed herein will commence approximately January 1, 2017. The City will expend all program funds and complete all CDBG-DR15 Program activities within the six (6) year period prescribed by HUD. Thus, although the final start and end date will depend upon the execution of the grant agreement, the anticipated time period for the City's Strategic Buyout, Single Family Housing, and Infrastructure Programs is January 1, 2017 through approximately December 2022. Once the grant agreement is finalized and executed between the City and HUD, the City will provide specific details regarding its program activity start and end dates through its Quarterly Performance Reports submitted to HUD.

### **CDBG-DR15 Housing Programs**

#### Housing Impact

CDBG-DR funds are often used to rehabilitate damaged homes and multifamily units. However, grantees may also fund new construction or rehabilitate units not directly impacted by the disaster if the activity clearly addresses a disaster-related issue. This impact can be demonstrated by the disaster's overall effect on the quality, quantity, and affordability of the housing stock and the resulting inability of that stock to meet post-disaster needs and population demands.

Based on the analysis of the City's unmet needs and the limited amount of recovery funds available, the City will target CDBG-DR15 funding towards a single family housing program, voluntary acquisition program, and infrastructure improvements in support of disaster-impacted housing. To provide lasting relief to the greatest number of residents, Houston will focus primarily on infrastructure improvements certain to eliminate or lessen the number of homes that will be impacted by future floods. Many of the same homes that flooded in 2015, flooded in subsequent events in 2016, highlighting the need for a more permanent solution based on the root cause of the flooding, while also providing assistance to impacted Houstonians to repair or elevate their homes. Thus, this recovery strategy aims to provide a comprehensive approach ensuring long-term recovery.

#### Strategic Buyout Program

Many of the same homes that flooded in 2015, flooded in subsequent events in 2016, highlighting the need for a more permanent solution based on the root cause of the flooding in addition to the repair or elevation of specific homes. As part of the City's continued commitment to funding the acquisition of flood impacted homes/properties in areas subject to repetitive flooding, the City has allocated \$20 million to the CDBG-DR15 Strategic Buyout program which program will be administered by the City through HCD. Thus, this recovery strategy aims to sustain long-term recovery to buyout properties in support of improving infrastructure. It involves the voluntary purchase and removal of structures from interested homeowners and property owners who were substantially damaged during the 2015 floods. This program is intended to address those who live in or own multifamily housing in areas that regularly put other homes, residents and emergency responders at high risk due to repeated flooding.

Properties that have been damaged by, or may be prone to incurring damage caused by, storms or storm related flooding, or that may buffer or protect other lands from such damage are eligible for buyout. By transforming the parcels of land into wetlands, open space, or storm water management systems, the City creates a natural buffer to safeguard against future flooding. Eligible activities include the buyout/acquisition of residential property, including vacant or undeveloped lots in targeted areas

Through the Strategic Buyout Program, contiguous parcels of land will be acquired. Any property acquired, accepted, or from which a structure will be removed pursuant to the project will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices. No new structure will be erected on property acquired, accepted, or from which a structure was removed

under the acquisition or relocation program other than: (a) a public facility that is open on all sides and functionally related to a designated open space (e.g., a park, campground, or outdoor recreation area); (b) a rest room; or (c) a flood control structure, provided that structure does not reduce valley storage, increase erosive velocities, or increase flood heights on the opposite bank, upstream, or downstream and that the local floodplain manager approves, in writing, before the commencement of the construction of the structure. After receipt of the assistance, with respect to any property acquired, accepted, or from which a structure was removed under the acquisition or relocation program, no subsequent application for additional disaster assistance for any purpose or to repair damage or make improvements of any sort will be made to any federal entity in perpetuity. The City may lease acquired property to adjacent property owners or other parties for compatible uses in return for a maintenance agreement. Although federal policy encourages leasing rather than selling such property, the property may also be sold. In all cases, a deed restriction or covenant running with the property must require that the buyout property be dedicated and maintained for compatible uses in perpetuity.

The Strategic Buyout Program will meet one of three National Objectives:

- Urgent Need (direct benefit) – if the activity addresses the serious threat to community welfare following the disaster and the household assisted is above 80% AMI.
- LMI Housing (direct benefit) if the household to be assisted is LMI and is occupying replacement housing.
- LMI Income Area Benefit – if the final use of the land is available for the use of an LMI area.

*Table 25: National Objectives*

<i>Activity Types</i>	<i>National Objective Urgent Need Direct</i>	<i>National Objective L/M Income Housing Direct</i>
Acquisition/buyout of residential property	X	X
Clearance and Demolition	X	X
Relocation Payment and Assistance	X	X

The Strategic Buyout Program is dual-benefit and will convert high-risk areas currently sounded by improperly located multifamily complexes into drainage detention areas to sustain the neighborhood around them and will provide housing choice options to the multifamily residents as follows:

- Relocation assistance to other higher-quality rental properties
- First-time homebuyer assistance to new housing units constructed by the TIRZ program, focusing on seamless move to eliminate displacement concerns and provide a supportive transition.
- Homebuyer assistance for displaced renters to purchase a home at a location of their choosing.
- \$150,000 cap for new housing

If a rental property is purchased through the Strategic Buyout Program and contains tenants that will be required to relocate, they are considered displaced persons who may be eligible for relocation benefits under the Uniform Relocation Act (URA).

As a displaced tenant under the URA, a tenant can receive two types of replacement housing assistance: a moving allowance and a replacement housing payment [42 U.S.C. 4623(a)(1), 42 U.S.C. 4623(b), 42 U.S.C. 4624(a), 42 U.S.C. 4624(b)]. The moving allowance can be an actual reasonable moving and related expenses reimbursement, or a fixed payment for moving expenses determined by a schedule published by the Federal Highway Administration. The replacement housing payment can take two forms. If a displaced tenant chooses to continue to rent a dwelling, the award amount they are eligible for is 42 months multiplied by the difference in rent/utilities of their new home and their buyout dwelling (including lot rent, if a mobile home unit). Rental assistance is capped at \$7,200 for 90-day

tenant occupants, except in situations where housing of last resort applies. Another option is for the displaced tenant to purchase a new home and receive a lump sum down payment form of assistance. If the displaced tenant elects to receive lump sum down payment assistance, their award cannot exceed what they would have been eligible for had they continued to rent a unit.

For homeowner occupants of 90 days or more, a price differential payment is based on the difference, if any, between the acquisition price of the acquired dwelling and the purchase price of a comparable decent, safe, and sanitary replacement dwelling. The maximum amount of assistance is \$31,000 for these homeowner occupants.

#### *Minimizing Displacement of Persons*

Consistent with the City's Consolidated Plan, CDBG-DR15 funded activities will be designed to eliminate (or minimize) the occurrence of displacement. The City will minimize displacement of persons or entities and assist persons or entities displaced as a result of implementing a project with CDBG-DR15 funds. This is not intended to limit the ability of the City to conduct buyouts or acquisitions for destroyed and extensively damaged units or units in a floodplain.

The City will ensure that the assistance and protections afforded to persons or entities under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), and Section 104(d) of the Housing and Community Development Act of 1974, is available. The URA provides that a displaced person is eligible to receive a rental assistance payment that covers a period of 42 months. Given its priority to engage in voluntary acquisition and optional relocation activities to avoid repeated flood damage and improve floodplain management, the City accepts the HUD waiver of the Section 104(d) requirements, which assures uniform and equitable treatment by setting the URA and its implementation regulations, as the sole standard for relocation assistance under the Notice published at 81 FR 39687. Efforts to conduct voluntary buyouts for destroyed and extensively damaged buildings in a floodplain may not be subject to all provisions of the URA requirements. For LMI residents displaced by the CDBG-DR15 program, a temporary housing program may be available through the CDBG-DR15 program to allow time for new units to be rehabilitated or constructed.

#### *Duplication of Benefits Clarification for Strategic Buyout Program*

The CDBG-DR15 Strategic Buyout Program will conduct a duplication of benefits (DOB) calculation for each eligible property prior to providing the funding necessary to acquire the property.

The City will be using pre-disaster fair market value as the valuation method for acquired properties. Thus, it is possible that the compensation provided could exceed the current fair market value. If the purchase price exceeds the current fair market value, any CDBG-DR15 funds in excess of the fair market value will be considered assistance to the seller; accordingly, the seller will be a beneficiary of CDBG-DR15 assistance. In those cases, the seller who receives assistance as part of the purchase price may have implications for duplications of benefits calculations.

Additional funding sources which will be considered and could impact the final calculation of duplication of benefits include sources of funding assistance provided for structural damage and loss related to the disaster. The following sources are deducted from the award amount for the property:

- FEMA payments for structural damage
- USDA loans and/or SBA loans
- National Flood Insurance Program (NFIP) Insurance Payments
- Private insurance: All private insurance settlement amounts for loss to structures are considered in the award calculation. Private insurance payments for contents or other expenses are not considered.

#### *Environmental Requirements*

It is required that all approved applicants for the Strategic Buyout Program follow all CDBG environmental regulations prior to receiving a release of funds.

### Eligibility Requirements of Proposed Buyout Property/Owner

To be considered an eligible property for the buyout, the buyout property must satisfy one or more of the three following requirements:

1. The property is located in the designated areas (land City deems eligible for Strategic Buyout), or
2. The property is located outside of the designated, and satisfies one of the following requirements:
  - The property is substantially damaged (51% or more of the pre-flood fair market value of the structure is damaged), or
  - The property is considered a health/safety risk.
3. Eligible property types are:
  - Single and multifamily residences (both owner occupied and rentals),
  - Vacant lots

### *Replacement Housing Award*

The City may determine single family homeowners participating in the Strategic Buyout Program are eligible for up to the maximum Replacement Housing Assistance allowed by the Stafford Act. This amount is \$25,000 which, as noted previously, will be included in an applicant's DOB evaluation.

This policy ensures that all income qualified single family buyout participants are eligible for up to \$25,000 in Replacement Housing Allowance plus the pre-flood fair market value of their buyout home. Those who are not income qualified may be eligible for up to \$10,000 in Replacement Housing Allowance as long as their flood-damaged home is located in the designated area.

If income qualified, the replacement housing award would be, at a maximum, \$25,000. However, the replacement home purchased must be \$25,000 more expensive than the buyout home in order to receive the full award. If the replacement home is less than \$25,000 more expensive but is more than the pre-flood fair market value of the buyout home, the applicant's replacement housing award will be capped at the difference. If the applicant is not income qualified, the maximum amount of replacement housing the applicant can receive is \$10,000. Pre-disaster single family owners of vacant lots and rental properties are not eligible to receive a replacement housing award as they did not occupy the structure at the time of the disaster. In addition, post flood owners are not eligible to receive a replacement housing award, as they were not required to relocate as a result of the natural disaster. Homes proposed or purchased on contract are not eligible for a replacement housing award.

### *CDBG-DR15 Single Family Housing Program*

The primary focus of the Single Family Housing Program funded under the CDBG-DR15 program (CDBG-DR15 Single Family Housing Program or CDBG-DR15 SFHP) is to provide housing assistance to LMI households impacted by the 2015 Disasters. The City has allocated \$12,000,000 for this program which will offer multiple paths to provide different types assistance for impacted home owners. The CDBG-DR15 SFHP will also be administered by the City through HCD. Assistance will be provided through multiple housing activities including, but not limited to, the rehabilitation, reconstruction, and assistance with property elevation of impacted housing units. The program may also provide assistance for homeowners that have completed rehabilitation work related to the 2015 Disasters with personal resources, subject to the restrictions set forth under applicable laws, regulations, and the program requirements (e.g., eligibility criteria, grant restrictions). A primary objective of the program is to facilitate decent, safe, and sanitary housing in flood-impacted areas through these activities. Providing decent, safe, and sanitary housing for elderly and disabled populations will also be a priority.

### *National Objective*

The activities funded under the CDBG-DR15 SFHP will serve low- to moderate-income populations thereby satisfying the LMI housing national objective.

### *Eligibility Criteria*

Applicants for the CDBG-DR15 SFHP will be required to provide complete and accurate information regarding their household composition, household income, and other information necessary regarding an applicant's housing situation. A failure to disclose accurate and complete information may affect eligibility requirements.

At a minimum, the following criteria must be met for an applicant to be eligible for assistance; however, meeting these threshold requirements will not guarantee assistance.

- The property must have documented damage as a result of one or both of the 2015 Disasters and the applicant must not have been able to fully repair or rebuild since the 2015 Disasters. Due to the length of time and subsequent storms, it may be difficult to attribute 2015 Disaster damage to the current condition of the property. Therefore, an inspection report will be the preferred method by which the damage resulting from the 2015 Disasters can be verified. The application should also be supported by one of the following:
  - FEMA claim letter for housing repair
  - SBA loan for structure for flood recovery (\*Loan must be related to either DR-4223 or DR-4245.)
  - Insurance claim paid for structure
- Applicants must be very-, low-, or moderate-income with a total household annual gross income that does not exceed 80% Area Median Family Income (AMFI), adjusted for family size, as published annually by HUD.
- The applicant must have had ownership interest in the property on the date of the 2015 Disaster which impacted the applicant's property and the applicant must presently own the property.
  - Ownership is verified through a warranty deed or fee simple title.
  - If a deed cannot be provided, applicants who wish to submit an application may provide an Affidavit in the form and substance required by the City which affidavit certifies to one of the following:
    - No other individual or entity has the right to claim ownership in the subject property; or
    - If another individual or entity has a right to claim ownership, that party has been contacted and agrees to participate in the CDBG-DR15 program; or
    - If another individual or entity has a right to claim ownership, attempts were made to contact that party but after reasonable attempts, that party could not be located; orThe affidavit must be supported by additional documentation from the list below, in order of preference:
    - Tax receipts at the time of the 2015 Disaster;
    - Hazard insurance for the home in question;
    - Utility statements at the time of the storm; or
    - Other documentation acceptable by the City.
- The applicant must have occupied the damaged home as their principal residence on the date of the 2015 Disaster impacting the subject property. Vacation homes and rental properties are not eligible for assistance under the CDBG-DR15 SFHP.
- Only single family owner-occupied units within the city limits of Houston, Texas will be eligible for the CDBG-DR15 SFHP. Manufactured housing units (MHUs or mobile homes) will not be repaired with CDBG-DR15 program funds.
- The applicant must furnish evidence that the subject property taxes are current, or have an approved payment plan upon which they are current, or qualify for an exemption under current Texas laws.
- One person on the application with an ownership interest, in part or in whole, on the property must be able to demonstrate U.S. Citizenship or Lawful Permanent Residence.



## City of Houston Action Plan for Disaster Recovery 2015 Flood Events

- If located in a flood plain, the applicant must acquire flood insurance and comply with obligations to notify future owners of flood-insurance requirements.

In order to assist the most vulnerable populations with this disaster recovery funding, Houston will prioritize assistance for all housing programs based on the following criteria:

- Individuals who are very-low, low-, or moderate-income with a total household annual gross income that does not exceed 80% Area Median Family Income (AMFI), adjusted for family size, as published annually by HUD;
- Persons with documented disabilities;
- Age-dependent household members (above the age of 65 or below the age of 5).

It is anticipated that the unmet needs of Houston's most vulnerable citizens will exceed the available funding; accordingly, the City will assist all possible eligible applicants with households falling within these priority categories (in other words, under the 80% AMI threshold) before giving any consideration to extending housing assistance to those eligible applicants whose income is above the 80% AMI threshold.

### *Basis for Calculating Housing Assistance Awards*

If eligible and awarded, housing assistance award calculations may be based on the following factors:

1. A review of funding from all sources to calculate previous assistance received by the Applicant and to ensure no Duplication of Benefits (DOB);
2. Damage/scope of project work needed; and,
3. Pre-disaster housing unit value.

Housing assistance awards will be determined after factoring in the inputs listed above, subtracting any unaccounted for duplication of benefit, and then factoring in the pre-determined program assistance maximums that apply to the particular housing assistance activities to be used. Funds qualified as DOB may be required to be placed in escrow while assistance is provided.

### *Maximum Amount of Assistance Available*

The maximum amount of eligible housing assistance available to an applicant under the CDBG-DR15 SFHP shall be \$100,000.00.

Awards may include expenses for additional related costs such as elevation, insurance, ADA modifications or emergency repair of water or sewer connections. Cost effective energy measures and improvements that meet Housing Quality Standards, especially those improvements which add enhanced resilience, such as elevation of major electrical components, roof-strapping, and other items are also eligible. Lead-based paint abatement, asbestos abatement, or other remediation components shall also be eligible.

### *Demonstrable Hardship*

The City may consider exceptions to program policies for applicants who demonstrate undue hardship. Applicants in this situation will be reviewed to determine whether denial of program assistance further perpetuates circumstance attributing to such hardship. Demonstrable hardship may include but is not limited to: excessive amounts of debt due to a natural disaster, prolonged job loss, substantial reduction to household income, death of a family member, unexpected and extraordinary medical bills, disability, etc.

In cases of severe demonstrable hardship, the City may consider funding difficult or unexpected repairs above and beyond the \$100,000 cap. Houston may consider exceptions to program limits for applicants who demonstrate undue hardship. Applications will be individually reviewed to determine whether denial of program assistance further perpetuates circumstance attributing to such hardship.

### *Construction Standards for Replacement and New Construction of Residential Housing*

The City will require all new construction and all replacements of substantially damaged residential buildings to meet the Green Building Standard. Replacement of residential buildings may include reconstruction (*i.e.*, demolishing and rebuilding a housing unit on the same lot in substantially the same manner) and may include changes to structural elements such as flooring, systems, columns, or load bearing interior or exterior walls.

The City will implement construction methods that emphasize high quality, durability, energy efficiency, sustainability, and mold resistance. All rehabilitation, reconstruction, and new construction will be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigation against the impact of future disasters.

Under the CDBG-DR15 Program, the City will require any and all construction activities to follow the guidelines specified in the HUD CPD Green Building Checklist and meet an industry-recognized standard that has achieved certification under at least one of the following programs

- ENERGY STAR Multifamily High Rise Program
- Enterprise Green Communities
- LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development)
- ICC-700 National Green Building Standard
- EPA Indoor AirPlus (ENERGY STAR a prerequisite)
- any other equivalent comprehensive green building program

Houston will implement and monitor construction so as to ensure the safety of residents and the quality of projects developed.

For rehabilitation other than those substantially damaged residential buildings described above, grantees must follow the guidelines specified in the HUD CPD Green Building Retrofit Checklist. Grantees must apply these guidelines to the extent applicable to the rehabilitation work undertaken, including the use of mold resistant products when replacing surfaces such as drywall.

### *Construction Warranties*

Assisted homeowners will be provided a warranty on the work performed and funded through the CDBG-DR15 Single Family Housing Program. All work performed by the contractor will be guaranteed consistent with Texas standards, or standards adopted by the City and referenced in contractor agreements to be executed between the homeowner/applicant and contractor. Contractors will be required to guarantee 1 year of general warranty for the entire home, 2 years of electrical, delivery, and mechanical system warranty, and 10 years of structural warranty. Applicants will have access to a thorough appeals process to address any construction quality concerns identified by the homeowner during the construction process.

### *Appeals Process*

In addition, in line with its existing policies and practices, the City will establish a formal appeals process for any CDBG-DR15 SFHP activity under which a homeowner and/or business can appeal the quality of any rehabilitation work. This protocol will include details on the appeals process, appealable decisions, review criteria, and governance mechanisms, will be developed as part of the program operations and guidelines. Upon the approval of this Action Plan and the implementation of any such activity, the appeals process specific to such activity will be announced and placed on the CDBG-DR15 webpage.

### *Duplication of Benefits*

In accordance with the Robert T. Stafford Act, government entities providing disaster recovery assistance are required to prevent and rectify any duplication of benefits (DOB) by establishing and implementing strong policies and procedures regarding the same. As a previous subrecipient of CDBG-DR funds, the City, through HCDD,

currently has in place policies and procedures to conduct data checks, collect verifiable documentation from individual applicants, and coordinate with private insurance to conduct a thorough verification of benefits review. The duplication of benefits procedures were previously provided to HUD with the *Risk Assessment Documentation* and will be adapted from the current HCDD policies and procedures to achieve compliant implementation of the activities funded by the CDBG-DR15 SFHP. The City will establish data share agreements with federal entities, to ensure ongoing exchange of data throughout the life of the program, supporting accurate award calculation.

The City has many years of experience with verifying assistance from: FEMA Individual Assistance (IA); FEMA National Flood Insurance Program (NFIP); Private Insurance; SBA; and other federal or state-level sources of assistance. Under federal law, duplication of benefits received by any of these sources must be deducted from a program applicant's eligible award, which is based on an estimated cost of repairs. The CDBG-DR15 SFHP will only consider payouts received for structural repairs, not those received for contents or personal items.

All program applicants will be required to sign a Subrogation Agreement upon application, permitting the City through HCDD to recover any future insurance payout that may be issued to the applicant after the time of original award. Where additional DOB is received by the applicant and paid out, the City, through HCDD, shall enforce the terms of the Subrogation Agreement to collect repayment.

As detailed in its current duplication of benefits policies and procedures, the City, through HCDD, requires all applicants to disclose previous assistance and provide supporting documentation. Acceptable documentation will be required to demonstrate the cost and type of repair conducted to the storm-damaged property. For example, if the cost of repairs was greater than or equal to the funds received, then the funds available for repairs funded through CDBG-DR15 SFHP will not be reduced. If the cost of repairs was less than the funds received, then the funds available for assistance will be reduced.

The City will access the data files which include previous benefits paid for real property repairs from FEMA, SBA, NFIP, private insurance, or any other source disclosed by applicant, to determine if there was a previous benefit paid to the applicant(s) or any member of the household, to repair structural deficiencies caused by the floods. All sources of previous benefits paid will be requested from the applicant(s) or any member of the household and must be disclosed on the application. Verification may be obtained through homeowner(s) documentation, copies of bank records, if required, for validation and/or information sharing with SBA and FEMA, whenever possible.

### *Broadband Infrastructure*

The City will also ensure through any CDBG-DR15 SFHP activity providing new construction or substantial rehabilitation, as defined by 24 CFR 5.100, of a building with more than four rental units, installation of broadband infrastructure (as defined in 24 CFR 5.100) will be included, except where the City documents that: (i) The location of the new construction or substantial rehabilitation makes installation of broadband infrastructure infeasible; (ii) the cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or (iii) the structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

### *Flood Insurance & Elevation*

The City will implement resilient home construction standards. Specifically, HUD guidance will be followed by Houston to ensure all structures, defined at 44 CFR 59.1, designed principally for residential use and located in the 1 percent annual (or 100-year) floodplain that receive assistance for new construction, repair of substantial damage, or substantial improvement, as defined at 24 CFR 55.2(b)(10), must be elevated with the lowest floor, including the basement, at least two feet above the 1 percent annual floodplain elevation. Residential structures with no dwelling units and no residents below two feet above the 1 percent annual floodplain, must be elevated or flood-proofed, in accordance with FEMA flood-proofing standards at 44 CFR 60.3(c)(3)(ii) or successor standard, up to at least two feet above the 1 percent annual floodplain.

Property owners assisted through the CDBG–DR15 SFHP will be required to acquire and maintain flood insurance if their properties are located in a FEMA designated floodplain. This requirement is mandated to protect safety of residents and their property and the investment of federal dollars. The elevation height of a house can significantly reduce the cost of flood insurance. Houston will implement procedures and mechanisms to ensure that assisted property owners comply with all flood insurance requirements, including the purchase and notification requirements described below, prior to providing assistance.

As noted in the eligibility requirements set forth herein, the City will ensure that property owners receiving disaster assistance that triggers the flood insurance purchase requirement are informed that they have a statutory responsibility to notify any transferee of the requirement to obtain and maintain flood insurance, and that the transferring owner may be liable if he or she fails to do so.

### *Fair Housing*

Throughout all of the CDBG-DR15 activities, the City will provide an environment that is free from discrimination based on selected characteristics. The fundamental principles of equal opportunity and fair housing are the foundations of sustaining communities in Houston. Thus, the City will maintain its commitment and ensure that fair housing is appropriately addressed through the disaster recovery activities under the CDBG-DR15 Program.

During the development of this Action Plan, the City closely examined its 2015 Analysis of Impediments to Fair Housing Choice (AI). Consistency with goals and priorities set forth in the AI was a driving factor in the priorities established for the CDBG-DR15 Program. Possible obstacles which could impede fair housing choice were reviewed and possible actions to be taken through the CDBG-DR15 Program were identified with a goal to remove or overcome these barriers through funded activities.

One impediment identified within the AI, to affirmatively furthering fair housing, is the lack of knowledge about fair housing.<sup>63</sup> It was specifically determined that there is a lack of knowledge about fair housing rights amongst citizens, as well as government agencies and other partners working alongside HCDD, to realize fair housing for all within the Houston communities. Remaining true to the fair housing goals included in the AI, the CDBG-DR15 activities will continue to provide education, resources, and outreach as program participants or applicants may not know or understand their fair housing rights or available resources regarding the same. All outreach activities, presentations, or meetings will include a discussion of fair housing rights in connection with the CDBG-DR15 Program and resources available to all citizens. At its first opportunity, the public and stakeholder meeting concerning the Action Plan on August 18, 2016, included a presentation educating the audience about fair housing rights, laws, and resources available through the CDBG-DR15 Program to address any fair housing concerns. Should any local government units or entities partner with HCDD on CDBG-DR15 activities, these entities will receive additional training and guidance on how fair housing should be applied in the disaster recovery programs.

The CDBG-DR15 Program will intentionally target the creation of additional affordable housing. Within the AI, a lack of affordable housing options was an additional impediment identified.<sup>64</sup> According to the AI, there is a lack of affordable housing options within certain areas of the City. The AI specifically stated:

"...(S)ome housing affordable to low- and moderate-income families are located in neighborhoods that are not located near public transportation, near high quality schools, lack amenities, or have a high number of crime incidences. Many of the publicly funded affordable housing developments are located in mostly low-income neighborhoods. In addition, market housing available for low- and moderate-income households are often in older

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<sup>63</sup> Houston Housing and Community Development Department, 2015 Analysis of Impediments to Fair Housing Choice

<sup>64</sup> Houston Housing and Community Development Department, 2015 Analysis of Impediments to Fair Housing Choice

housing stock which may need a higher cost of repairs and may have additional health hazards, like lead-based paint or asbestos."<sup>65</sup>

Thus, through the voluntary acquisition program created under the CDBG-DR15 Program, affordable housing will continue to be made available through the CDBG-DR15 Program. The City will work to ensure that its disaster recovery funding is used to affirmatively further fair housing by funding activities in areas with concentrations of poverty, in particular in its efforts to de-concentrate poverty in minority communities through acquisitions.

Any activities that will be administered under the CDBG-DR15 Program will be conducted in accordance with the City's AI. Where impacts to housing are identified, any work will be conducted in accordance with Fair Housing principles. It is anticipated that any planning activities conducted will be required to incorporate a review of Fair Housing practices and address any concerns stemming from such practices related to the activities under the CDBG-DR15 Program.

Finally, the City is mindful that it is required to update its full Consolidated Plan, to reflect disaster-related needs, any unmet disaster-related needs, and associated priorities no later than 24 months after the effective date of the Notice. According to Houston's Consolidated Plan Strategic Plan formulation cycle, the City's 2020 Proposed Consolidated Plan is currently scheduled to be the City's next Five-Year Strategic Plan (for Plan Years 2015-2019). The Assessment of Fair Housing will be conducted as part of the City's 2020 Consolidated Plan formulation cycle.

### **CDBG-DR15 Infrastructure Program**

#### *Program Priorities*

The City has allocated \$29,232,000 of CDBG-DR15 funding to its CDBG-DR15 Infrastructure Program and this program will be administered by HCDD in conjunction with City's Office of Public Works and Engineering.

Based on the repeated damage from flooding as confirmed through the City's impact and unmet needs assessment, unless the City undertakes these critical infrastructure repairs and upgrades, Houston cannot best address its housing needs as its residents will only continue to experience repetitive loss due to flooding.

As a component of the unmet needs analysis, the City conducted a review of its planned infrastructure projects and other projects associated with the City-owned drainage system to identify opportunities to be funded through its CDBG-DR15 Infrastructure Program which would complement the City's existing plans and diminish the risk of repeated flooding in the most heavily impacted areas. In order to evaluate and identify areas of critical need, the City utilized previously detailed data summarized in the unmet needs assessment from the 2015 Disasters. A primary focus remained on locations tied to FEMA Individual Assistance claims, supplemented by 311 Hotline calls and debris removal pick-up locations. Utilizing this information, the City then mapped these areas to identify specific areas of concentrated impact. As illustrated in Figure 9 below, these areas of concentration or "clusters" are located both within LMI and non-LMI areas.

Upon the examination of the widespread impact, four primary areas of concentrated damage or "cluster areas" within LMI and non-LMI zones were identified. The highest rainfall amounts covered neighborhoods in Southern Houston, and the heavily impacted Meyerland neighborhood. (See Figures 10 and 11 below). Although located north of these higher rainfall totals, two additional areas which encompass many LMI areas also revealed widespread infrastructure weaknesses even though these two areas are located outside of the FEMA floodplain. Such reports confirmed that localized ponding, stream (bayou) flooding, and undersized storm drains contributed to the significant damage suffered by the housing sector. Given this analysis, the City sought additional feedback and insight from local leaders and residents of these areas to assess the specific needs of its impacted communities.

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<sup>65</sup> Houston Housing and Community Development Department, 2015 Analysis of Impediments to Fair Housing Choice, pg. 120



The City specifically consulted with Council Members representing all districts but focused outreach to those representing the affected areas. Comments were reviewed from residents which identified additional areas of impact, and specifically how those areas were affected by the floods. Incorporating the input from multiple stakeholders solidified the goals of the CDBG-DR15 Program to reduce Houston's recurring flood impacts:

- I. Leverage the time and funds previously invested by the City to reduce recovery time of the flood-impacted areas;
- II. Maintain focus on resilience and proactively plan to ensure long-term benefit realized by LMI communities beyond single project implementation;
- III. Timely completion of projects to bring quick recovery to those neighborhoods impacted by the 2015 Disasters; and,
- IV. Maintain focus on improving drainage in LMI communities as well as reduce flood impacts to areas which suffer reoccurring losses due to flooding.

Thus, the City will focus activities funded through the CDBG-DR15 Infrastructure Program on flood mitigation and related infrastructure improvements such as, but not limited to, roads, bridges, drainage systems, and public utility infrastructure. Specific program objectives include rebuilding, repairing, and/or replacing underperforming or insufficient infrastructure and facilities. The City will evaluate and incorporate specific project design elements that may enhance preparedness for future disasters.

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# City of Houston Action Plan for Disaster Recovery 2015 Flood Events

Figure 9. Potential Project Areas and FEMA Flood & 311 Data

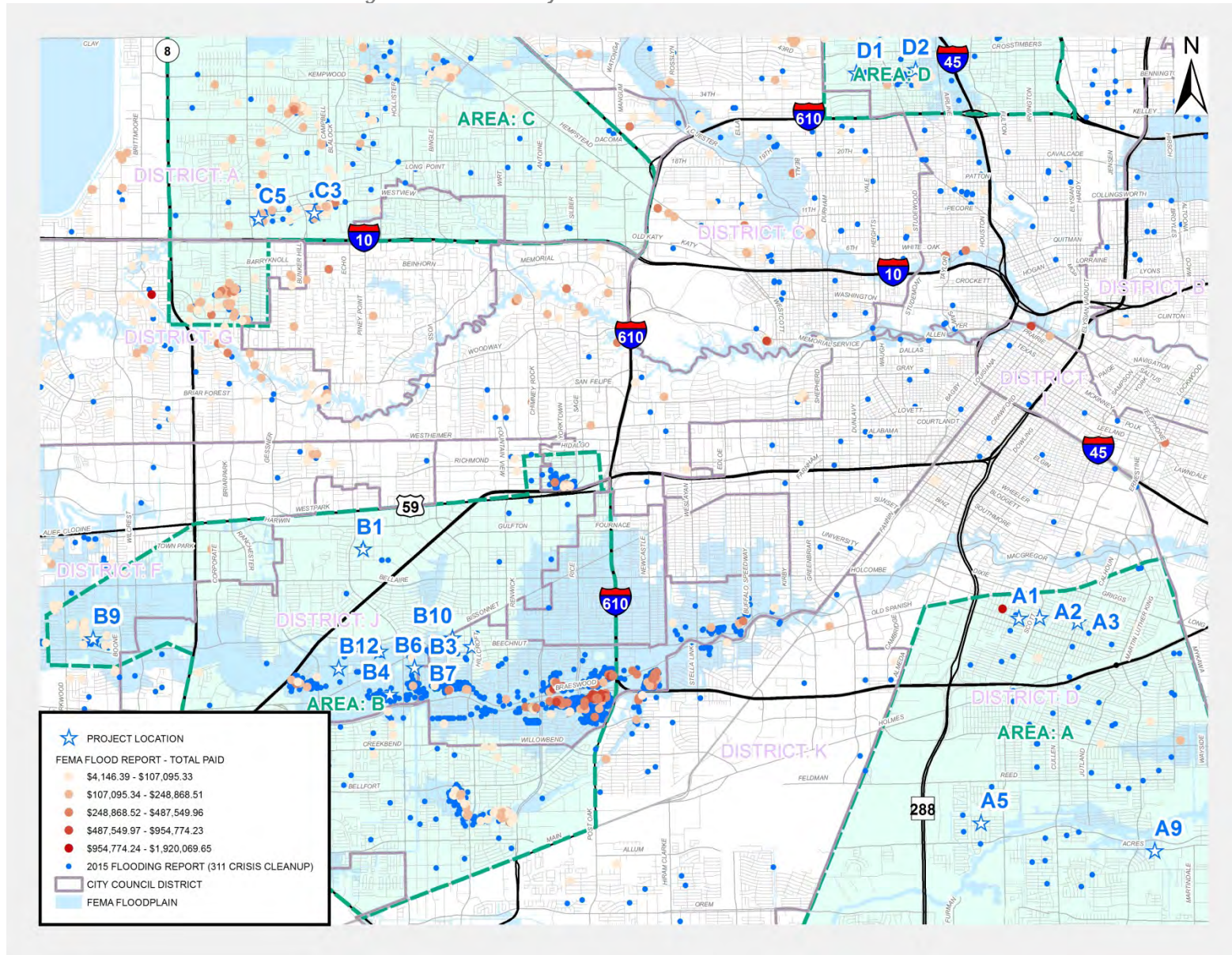
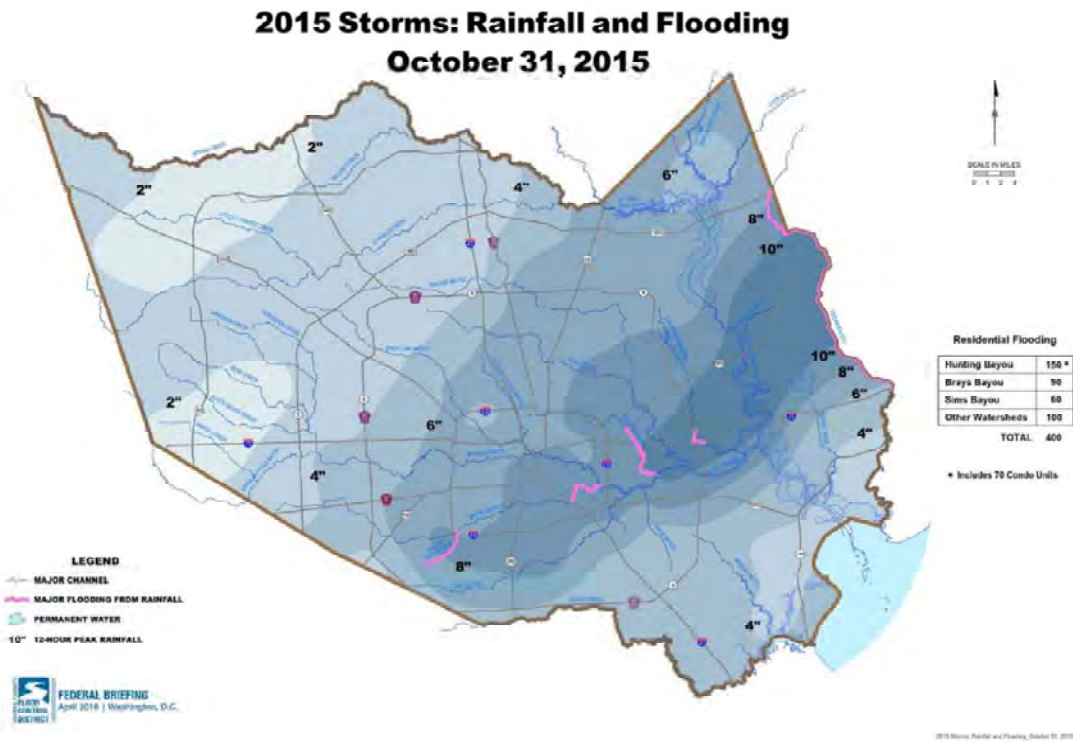
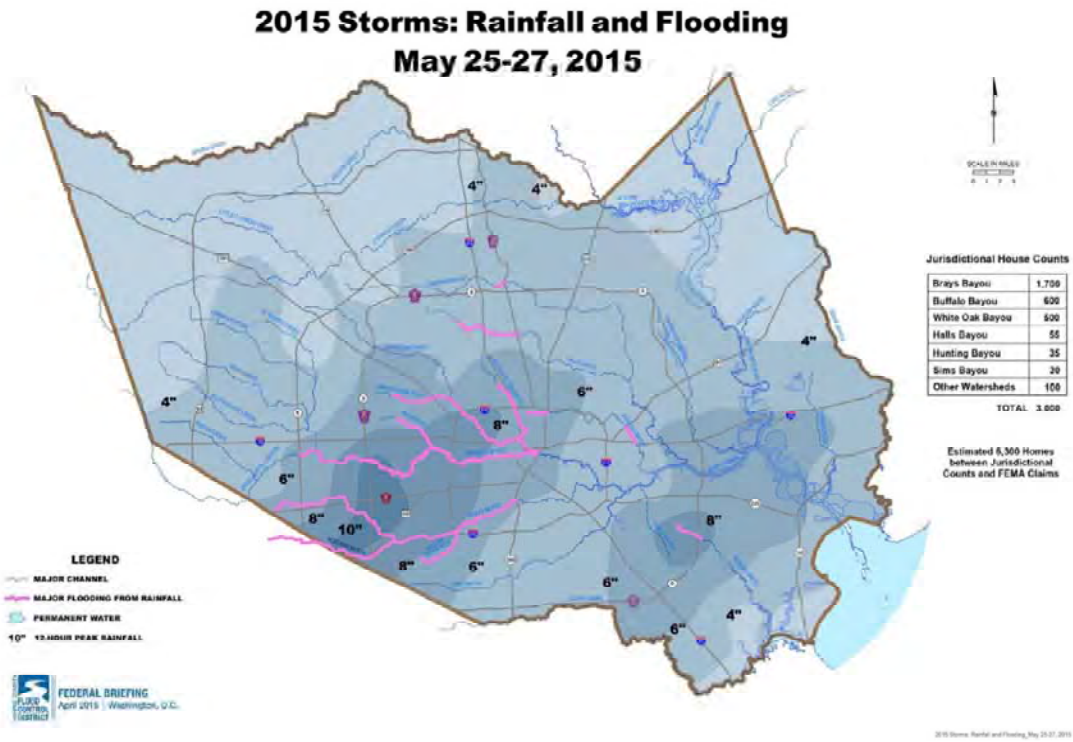


Figure 10: Rainfall and Flooding May 25-27, 2015 & Figure 11: Rainfall and Flooding October 31, 2015





### CDBG-DR15 Infrastructure Program Eligible Activities

The City will fund a variety of different infrastructure projects; however, flood-control related projects will be prioritized. A list of projects which could be funded through the CDBG-DR15 Infrastructure Program is set forth in Table 26 below and the list which follows Table 26. Specific projects which will mitigate flooding in the areas of concentration located both within and outside of the floodplain will be targeted. Projects range from street improvements with drainage to pure drainage infrastructure replacement. A consistent theme of this program no matter the specific activity will be to upgrade existing infrastructure impacted by the 2015 Disasters where such repairs and upgrades would protect the surrounding neighborhood but not increase downstream flooding.

Eligible projects include but are not limited to:

- Improvement of open ditch drainage systems to enhance flood reduction without enclosing the ditch in a pipe or box culvert;
- Detention and green infrastructure projects to improve resiliency and provide other community benefits such as open space, recreation, water quality, and reduced maintenance;
- Repairs/replacements of road systems and bridges including culvert repair/replacement drainage ditch repair/replacement;
- Repairs/replacements for water control facilities;
- Creation of new drainage systems;
- Repair/replacement of City owned buildings and/or equipment; and/or,
- Parks, recreation and other facilities.

These multi-use or multi-benefit projects will provide economic benefits such as increased property values, higher quality of life, reduced heat island impacts, and better air quality. Neighborhood detention may be integrated into areas where voluntary property acquisition of flooded homes has already occurred or will occur in the near future. This neighborhood retrofitting effort will provide an opportunity to enhance protection of remaining homes and increase property values by removing the risk of flooding. An expected ancillary benefit is additional private investment in maintaining or upgrading existing housing stock.

### Project Eligibility Criteria & Ranking

The CDBG-DR15 Program funds to support its infrastructure program activities will be distributed through an application process that evaluates potential projects using objective weighted scoring criteria. The CDBG-DR15 Infrastructure Program will serve all of Houston and specific project locations will be identified by the City through its Quarterly Performance Reports upon project approval. Applications for project funding are anticipated, but not limited, to be submitted by various City agencies, the City's Capital Improvement Program (CIP) and/or the ReBuild Houston Program. The City will not establish a limit to the amount of CDBG-DR15 funds eligible to be applied towards a project in order to maintain the discretion to allocate program funds realizing the maximum benefit for impacted Houston communities. Proposed projects will be reviewed by an evaluation team which team will use the eligibility criteria listed below. The evaluation of funding eligibility of potential projects will use a triple-bottom line approach that includes social, economic, and engineering factors. Next, the City's evaluation team will score each project submitted through the application process based upon ranking criteria included herein. The projects receiving the highest ranking will be concluded as those most effective to address current conditions, identified unmet needs, and desired future outcomes of the City as well as those that comply with the requirements of the CDBG-DR15 Program.

The final decision on the projects to be funded shall be made by the City Council of Houston.

## City of Houston Action Plan for Disaster Recovery 2015 Flood Events

### Eligibility Criteria

- I. The project must provide service to areas of at least 51% low-to-moderate income persons unless a documented Urgent Need exists as validated by the City. Generally, to qualify as an Urgent Need, existing conditions must pose a serious and immediate threat to the health or welfare of the community and be of recent origin or recently became urgent.
- II. The project must address an indirect or direct impact of the 2015 Disasters.
- III. The project must support the availability of affordable housing by protecting existing housing stock from harm and/or creating conditions favorable to the production of new units in the project area.

The following table represents unfunded infrastructure projects identified through the City's Capital Improvement Plan (CIP) that are located in primarily LMI areas. These projects may have the potential to mitigate future flooding.

*Table 26: Potential Projects*

PLAN ID	CIP ID	PROJECT DESCRIPTION	CITY COUNCIL DISTRICT	ESTIMATED COST
A1	M-410024-0001	Southland Area: Drainage : Sub Project 1	D	\$ 7,140,000
A2	M-000295-0001	Scott Street: Ih-610 To Old Spanish Trail Drainage Improvements	D	\$ 17,080,000
A3	M-000294-0001	Cullen From Ih-610 To Old Spanish Trail Drainage Improvements	D	\$ 107,640,000
A5	M-000126-0065	Fairland: Dulcrest to Barberry	D	\$ 20,300,000
A6	N-210004-0001	Cloverland Area Sec-1 Drainage	D	\$ 2,980,000
A9	M-430004-0001	5700 South Acres	D	\$ 1,990,000
B1	M-000126-0067	7500 Bellerive & Marinette	J	\$ 8,460,000
B3	N-100012-0001	Hillcroft Avenue: Bissonnet To Beechnut	C	\$ 9,530,000
B4	M-000126-0077	Cadawac Drive	J	\$ 3,720,000
B6	N/A	Bintliff Ditch Tributary	J	\$ 6,150,000
B7	M-420126-0086	Bintliff Ditch	J	\$ 7,660,000
B9	N/A	Boone Road Park Area	F	\$ 15,530,000
B12	N/A	Wateka Drive Local Drainage	J	\$ 7,830,000
C5	N/A	Bunker Hill Area	A	\$ 4,740,000
D1	M-000126-X73A	200 Blk of 44th St	H	\$ 39,180,000
D2	N/A	N Main Street Area	H	\$ 69,730,000
Total				\$ 329,660,000

In addition, the following is a list of potential projects that have been proposed or supported through our community engagement process.

- Additional Detention to Service Fondren Diversion Channel/Willow Waterhole
- Open Ditch Projects – DeSoto Project (TC Jester to Wheatly)
- Braewick Ditches
- Hillcroft Retention
- Brooke Smith (storm drain and drainage infrastructure)



- Westpark Neighborhood
- Braes Project
- Westwood Country Club
- Campbell Road (Buttermilk Creek)

There are also many particularly hard hit neighborhoods that have been identified and supported throughout the community engagement process, although specific projects have yet to be identified. As the process moves forward, and specific projects are identified to address flooding concerns in these neighborhoods/areas, these and any other projects may also be considered.

- Larkwood Neighborhood
- Braeburn Valley
- Braeburn Glen
- Braeburn Valley West
- Bonham Acres/Tree Frog Lane
- Memorial City
- Spring Branch
- Meyerland

All proposed projects will be reviewed to ensure alignment with HUD regulations. We will utilize the identified ranking criteria to determine the projects capable of making the greatest impact on the affected areas. Once all projects have been evaluated, we will develop the finalized project list and each selected project will go before City Council for final approval. The public will have an opportunity to comment during that process.

The specific locations of the potential projects listed in Table 26 are visible in the maps and identified as within Areas A-D. Please see Figures 12 through 15, following this page for the location of the projects referenced above.

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Figure 12: Drilldowns into Area A

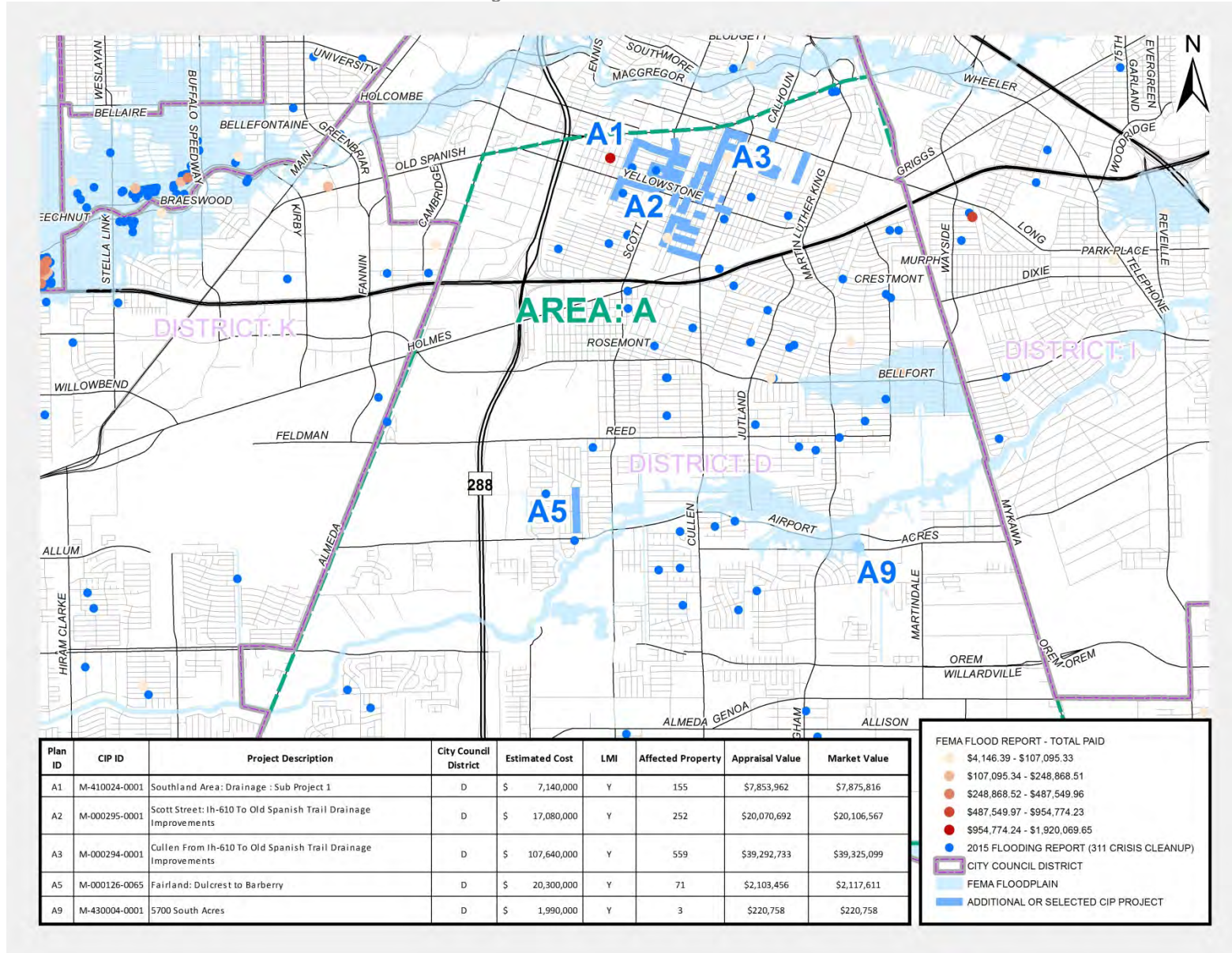




Figure 13: Drilldowns into Area B

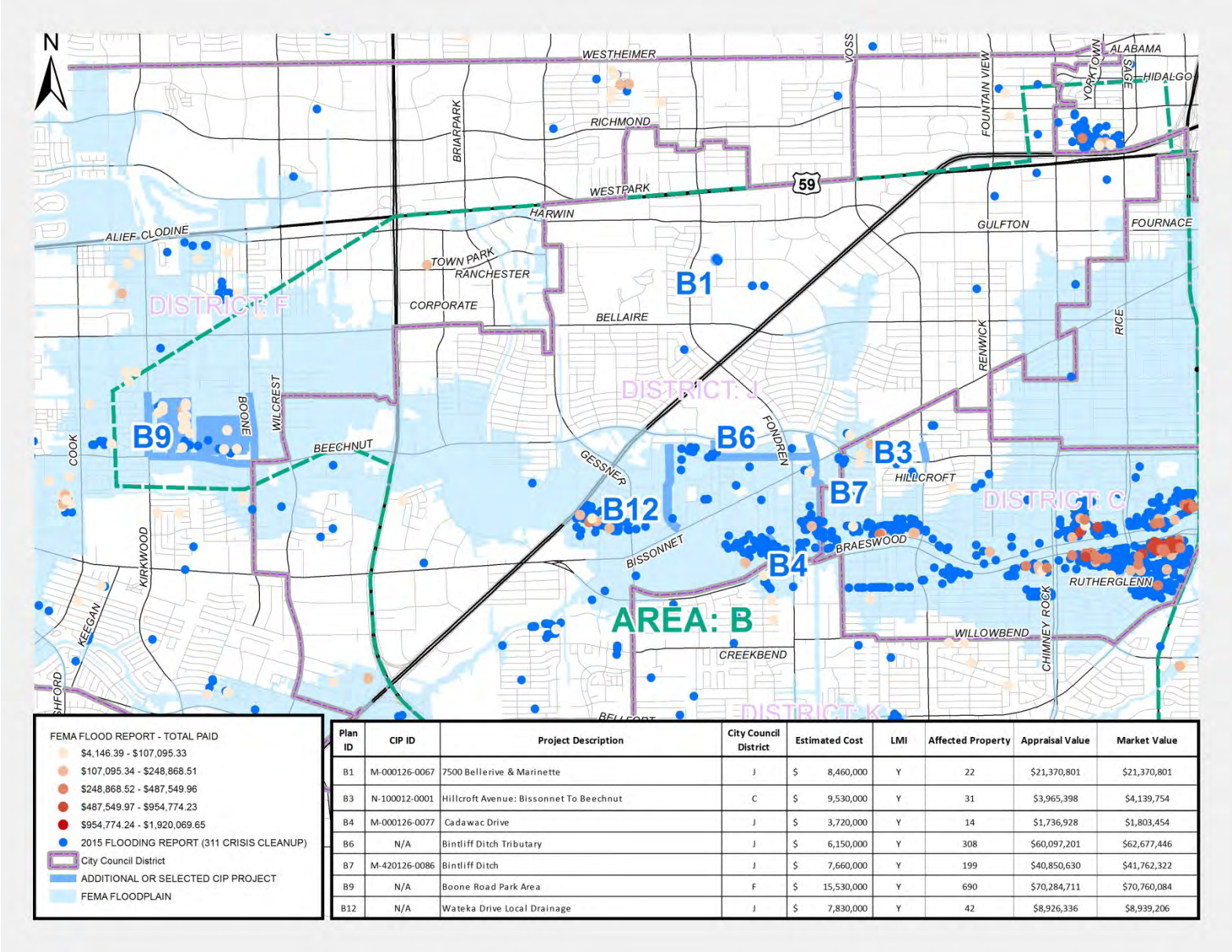


Figure 14: Drilldowns into Area C

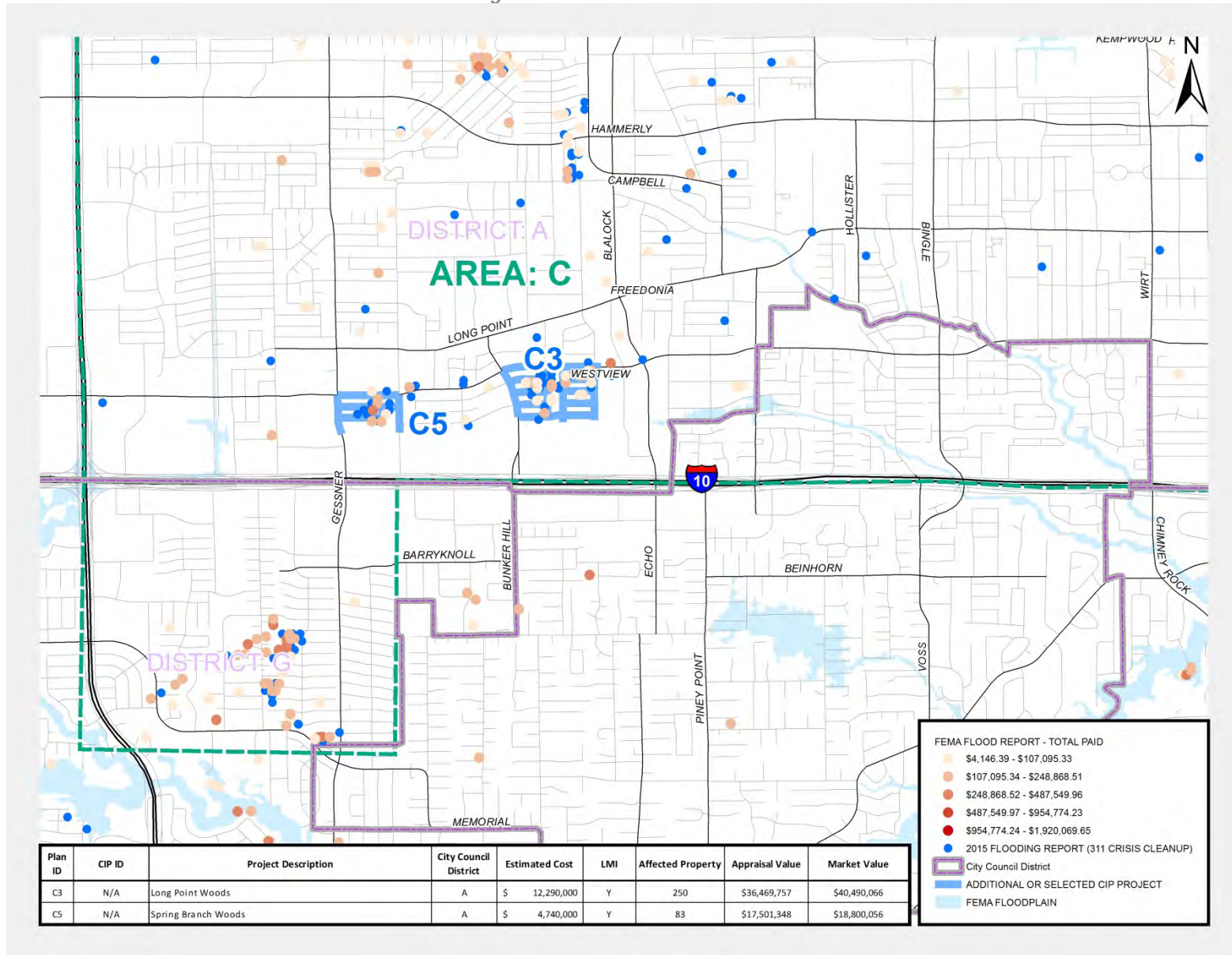
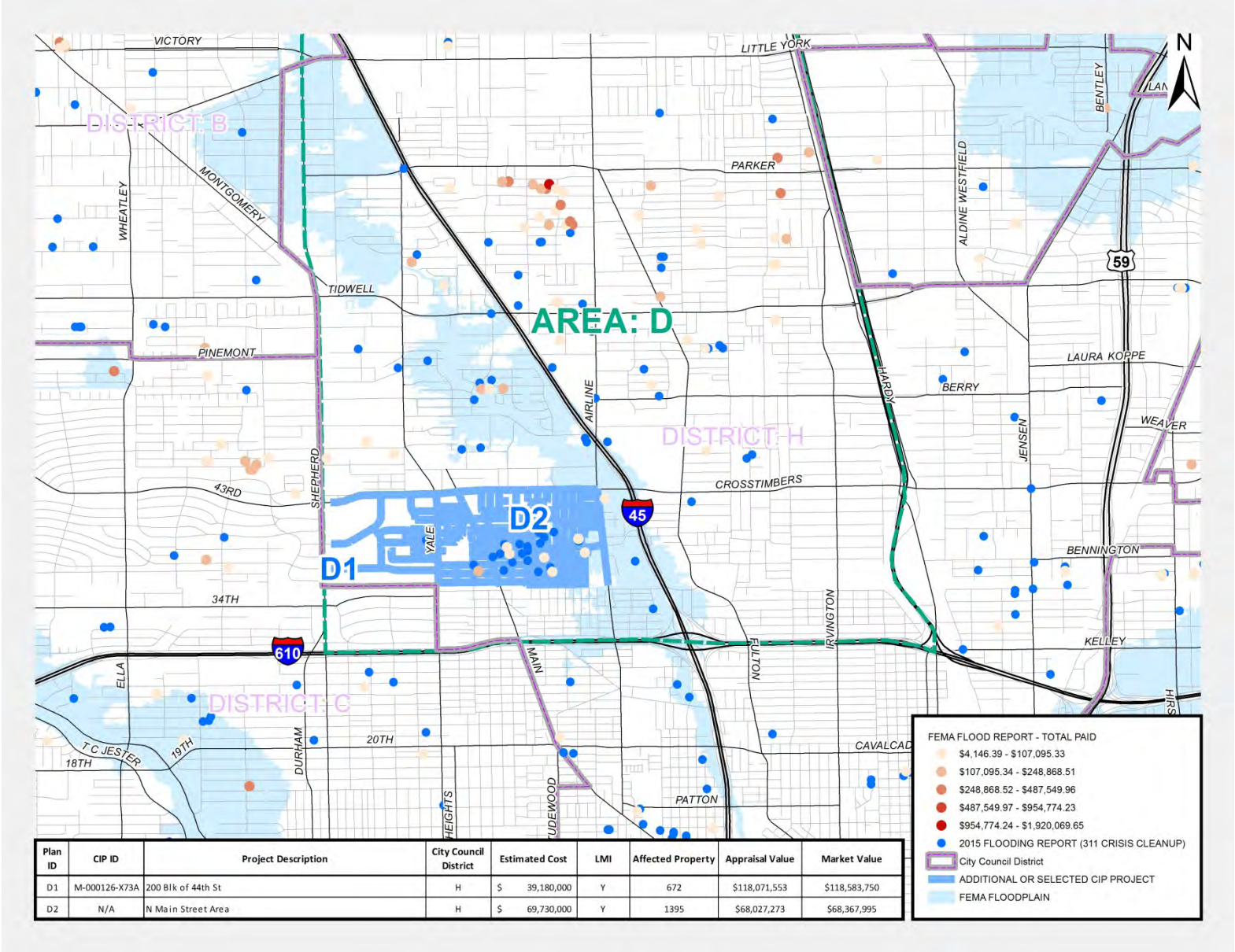




Figure 15: Drilldowns into Area D





*Table 27: Ranking Criteria*

Weight	Evaluation Area	Description
High	LMI Area	Project has a service area of at least 51% low-to-moderate income persons
High	Hydraulic/hydrologic significance or impact	Reduces flood flows and/or flood depths. These reductions can be measured or quantified with respect to the amount of floodplain area reclaimed and/or the number of structures (or square footage of structures) removed from flood zones. These projects 1) mitigate flood damage in terms of reclaimed area, structures, or infrastructure, 2) can impact upstream or downstream of the project area, 3) reduce flood flows, water surface elevations, and/or pollutant loadings, and may increase values or encourage economic development.
High	Time to implement or construct	Projects that need right-of-way and/or lengthy design or construction timeframes, or potential for permitting issues, will not be scored as favorably as those with no land acquisition requirements and completed designs. The CDBG-DR has a 6-year period of performance.
Medium	Level of protection provided (i.e. 2 year, 25 year, 50 year or 100 year flood)	Categorize the project into design return period as defined by the regional or local hydrologic standards. For example, a regional project designed to accommodate the 1% (100-year) flood event would rank higher than one designed for a 4% (25-year) event.
Medium	Public safety	Increases safety for emergency personnel and the general public. Projects can 1) enhance mobility for emergency responders, by providing unflooded or safe access routes, especially where none presently exist, 2) reduce and/or removes public roadways, facilities, etc.
Medium	Beneficial neighborhood impacts	This factor should weigh in on the non-hydrologic/hydraulic significance of a project on adjoining neighborhoods and should include the construction phase of a project. A positive example would be a multi-use facility. A negative example of this might be the necessary removal of trees for a detention facility or channelization project adjacent to a residential neighborhood that might influence this ranking factor are aesthetics, security and objectionable construction activity.
Medium	Sustainability or low operations & maintenance cost	Sustainability refers to the operation and maintenance cost of a project. It can be thought of in terms of the ability of a project to remain effective relative to its upkeep or operational cost. A nonstructural flood mitigation project, such as natural creekway enhancements, buyouts, or open space purchases, would typically require less maintenance as compared to a channel improvement project that may require scheduled mowing and debris removal.

## City of Houston Action Plan for Disaster Recovery 2015 Flood Events

Weight	Evaluation Area	Description
Low	Water quality enhancement	A measure of a project's effect on water quality either (and preferably) as designed or through planned or easily incorporated future upgrades. For example, a detention pond may provide settlement time for solids with no specific water quality upgrade or design component while a channelization project may have a small water quality benefit if grass filters can be effectively added in the future.
Low	Environmental or habitat enhancement	A measure of a project's potential to enhance a desired habitat and/or have a positive impact on the environment. For example, an open concrete-lined channel would score low, but a restored natural channel would score high.
Low	Potential for Recreation/Open Space/Connectivity for linear parks	A measure of the acceptability/adaptability of a project site for recreational facilities or open space. Some projects may be located in floodplain areas and may provide links between other parks, and open space.

### National Objective

The national objective to be satisfied through the CDBG-DR15 Infrastructure Program will be either low- and moderate-income area or urgent need.

Impacted areas benefitting LMI residents will be prioritized to meet the 70% LMI benefit threshold for the CDBG-DR15 allocation. These planning efforts are founded in principles critical to the overall long-term recovery process, so that the City's communities will be more resilient to future disasters

### Economic Revitalization

For CDBG disaster recovery purposes, economic revitalization can include any activity that demonstrably restores and improves some aspect of the local economy. Financing other efforts that attract/retain workers in devastated communities is eligible under this activity as long as it can be tied to an economic impact(s) caused by the disaster and identified in the needs assessment of the Action Plan. The CDBG-DR15 Program, however, will not include economic development activities. The needs assessment did not yield a conclusion necessitating the prioritization of such activities.

### Section 3 – Creating Opportunities for Small and Local Businesses and Section 3 Residents

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and the implementing regulations at 24 C.F.R.135 (Section 3) requires program participants to ensure that employment and other economic opportunities generated by some of the Department of Housing and Urban Development (HUD) financial assistance, to the greatest extent feasible, consistent with existing Federal, State and local laws and regulations, be directed to low- and very low- income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very low-income persons. The City understands that, as a recipient of federal funds from HUD, the City must ensure compliance with the Section 3 requirements.

The CDBG-DR15 Single Family Housing and Infrastructure Programs could generate Section 3 covered activities. Thus, employment and contracting opportunities could be generated for local Section 3 residents and Section 3 businesses. Once the Section 3 covered projects are identified, the City, through its current Section 3 Program administered by HCD, will target outreach to the small and local Section 3 businesses ensuring these businesses are aware of the opportunities generated by the City's CDBG-DR15 Programs. These local and small businesses will have the chance to assist the City's recovery while also benefitting and growing from HUD's investment in the City's recovery. Accordingly, through Houston's CDBG-DR15 Section 3 program, not only will compliance be achieved not but this program will serve as one vehicle to create new jobs for local low-income residents and contracts for small and local businesses.

#### Connection to the Disaster - Record Keeping and Performance Reporting

The City will ensure that it maintains records specific to each activity funded through the CDBG-DR15 Program. All required records will be collected and retained to demonstrate the connection between the funded activities and the 2015 Disasters. Specifically, it is anticipated that the City will utilize the disaster impact information gathered through the needs assessment and additional data collected subsequent to the submission of the Action Plan to inform decisions related to the funded activities. As an example, the City will document the household impact related to the 2015 Disasters for the service area of a funded infrastructure project. By documenting the household impact, the City will be able to demonstrate the connection between the funded activity, the underlying disaster event upon which eligibility is founded, and the benefit to the LMI area.

##### Record Keeping

As a UGLG, Houston will ensure that it maintains compliance with all recordkeeping requirements set forth at 24 CFR 570.506. Such records, shall include but not be limited to, records clearly describing activities assisted, national objectives met, satisfaction of eligibility requirements, fair housing and equal opportunities records, financial records, and any other records required to be maintained in accordance with other applicable laws and regulations.

##### Performance Reporting

In accordance with HUD requirements, the City will submit a Quarterly Performance Report (QPR) through the HUD Disaster Recovery Grant Reporting (DRGR) system no later than thirty (30) days following the end of each calendar quarter. Program QPR's will be posted on a quarterly basis until all funds have been expended and all expenditures have been reported. The City will utilize OnBase, its content and case management software, to collect required reporting elements and ensure the accuracy of QPR's.

#### CDBG – DR15 Program Administration Requirements

##### Program Income

The City does not intend to implement any programs that generate income as described in 24 CFR 570.489. However, in the event that any of the activities funded by CDBG-DR15 will generate income, the City will comply with all HUD requirements found at 24 CFR 570.489, as well as the rules outlined in 81 FR 39687. Specifically, the City will adhere to the Program Income policies and procedures detailed in the *Risk Assessment Documentation (Financial Management Procedures)*.

Under 81 FR 39687, HUD provides grantees the option of transferring program income to their annual CDBG entitlement grant (if applicable) or to be used as CDBG-DR15 funds until grant closeout. The City has opted to not return any program income received to the CDBG-DR15 Program and instead transfer it to its annual CDBG entitlement grant. To the maximum extent feasible, HUD requires that program income shall be used or distributed before additional withdrawals from the U.S. Treasury are made.

### Monitoring Standards and Procedures

The complete HCDD Monitoring Plan, Policies and Procedures (HCDD Monitoring Plan) were included in the *Risk Assessment Documentation* submitted to HUD. As demonstrated therein, HCDD already possesses the necessary policies, systems, and procedures which formally establish the critical monitoring strategies encompassing all cross-cutting regulatory requirements. These well-established systems include HUD program rules and regulations, civil rights, environmental, labor standards, fair housing, Section 3, citizen participation, reporting and recordkeeping requirements. Not only do the systems exist, but they have proven to be successful approaches in the oversight of projects supported with CDBG and previously allocated CDBG-DR funds. The CDBG-DR15 allocation will leverage these existing resources and adapt them to the requirements of Public Law 114-113 and any subsequent related guidance.

HCDD has refined procedures on compliance monitoring which ensure compliance with cross-cutting regulatory requirements for the ongoing administration of HUD programs such as CDBG, HOME, HOPWA, ESG, and NSP. The HCDD Monitoring Plan details the reasons monitoring reviews occur, timelines, specific approach to monitoring, documentation requirements and corrective actions necessary to resolve issues or concerns discovered through a review.

HCDD has a dedicated Compliance Division to conduct long-term monitoring over ongoing programs. This Division will conduct monitoring and compliance for the activities funded by the CDBG-DR15 Program. HCDD's Compliance Division is comprised of three sections: Contract Monitoring, Contract Compliance, and Real Estate Compliance. All 3 of these sections ensure funding recipients, developers, contract service providers, and all contracted agencies adhere to city, state, and federal regulations and requirements when operating, facilitating, or developing HCDD administered programs and activities. In order to effectuate the necessary oversight, these sections utilize the aforementioned HCDD Monitoring Plan, which includes monitoring procedures, scheduling, and standards, to provide HUD-funded activity compliance and performance reviews for all funding recipients, including internal HCDD program operations. To ensure timely monitoring of recipients, staff conduct monitoring and compliance reviews based on predetermined scheduling. However, at times staff may use circumstantial monitoring, which is the monitoring of programs and projects related to an acute or chronic matter uncovered by an external audit or necessitated by the possibility of fraud, waste, or mismanagement. The monitoring process reviews consist of entrance meetings, analysis of documentation, client interviews, exit meetings, development and issuance of compliance review reports, and if necessary, follow-up reviews and letters.

## Citizen Participation and Comment Period

A draft of this Action Plan was published and made available to the public for a 14-day comment period beginning on August 9, 2016 and ending August 23, 2016. The comment period was intended to gather citizen input prior to City Council adopting the final Action Plan for the CDBG-DR15 Program.

For the duration of the CDBG-DR15 grant period, the City will maintain a website for CDBG-DR15 documents and information at: [http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html). The comprehensive list of documents, as they become available, including the final Action Plan for Disaster Recovery, all amendments thereto, Quarterly Performance Reports, procurement policies, and executed CDBG-DR contracts will be made available through this website. Access to this specific webpage customized for the CDBG-DR15 Program, is available through the City's main webpage: [www.houstontx.gov](http://www.houstontx.gov) and HCDD's main webpage: [www.houstontx.gov/housing](http://www.houstontx.gov/housing).

Printed copies of the Draft Action Plan were also made available at the Main Public Library (500 McKinney, 77002) and HCDD's Office (601 Sawyer, Suite 400, 77007). Copies of the final Action Plan are available at HCDD's Office, upon request.

A digital copy of the Draft Plan is available: [http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html). This website also lists contact information in English, Spanish, Vietnamese, Chinese, Urdu, and Arabic, to ensure accessibility of the Draft Plan for persons with limited English proficiency or with a disability. The Draft Action Plan, or a summary, will be translated to other languages or made accessible for persons with disabilities, as requested.

A summary of the draft Action Plan was published in the *Houston Chronicle* on August 9, 2016, with information about how to submit a written comment and details regarding the public hearing. The public hearing notice was posted in the *Houston Chronicle* on August 3, 2016. Information about the comment period and public hearing for the draft Action Plan was also available in the following news sources: and *La Voz* (in Spanish), *Southern Chinese Daily News* (in Chinese), *Houston Forward Times*, *African American News and Issues*, *Viet Nam Moi* (in Vietnamese), and *Southwest News*. The City also sent information about the comment period and public hearing to several thousand people through CitizensNet and sent over 600 invitations via e-mail to HCDD's database of stakeholders and interested citizens. Information about the comment period and the public hearing was posted on HCDD's social media outlets, including Facebook and Twitter.

The public hearing regarding the Action Plan for the CDBG-DR15 Program was held at City Hall Annex (900 Bagby, 77002) on Thursday, August 18, 2016. The venue was chosen as it is accessible for all persons including those with disabilities. The City made available a Spanish interpreter and CART captioning for the hearing impaired and special arrangements for the public hearing were offered in advance upon request by email or telephone. Additionally, a public meeting was scheduled and held on September 8<sup>th</sup> to give all interested persons the opportunity to learn about and discuss the City's Action Plan for the CDBG-DR15 Program.

Public comments concerning the Draft Action Plan were accepted by the City and HCDD in writing, via email, and mail during the 14-day public comment period. Additionally, comments were also accepted in writing and verbally at the public hearing. A summary of citizens' public comments concerning the draft Action Plan, along with HCDD's summary responses, are set forth in the Appendix D.

The proposed final Action Plan was presented to the City's Housing and Community Affairs Committee for final input and approval on Tuesday, August 23, 2016. Finally, the proposed Action Plan was presented and approved by City Council on Wednesday, September 7, 2016.



## Citizen Participation Plan for Houston's CDBG – DR15 Program

### *A. Introduction*

The purpose of the Citizen Participation Plan for Houston's CDBG-DR15 Program (CPP-DR15) is to establish means by which residents of the City of Houston, Texas (City), public agencies, and other interested parties can actively participate in the development, implementation, and assessment of documents related to CDBG-DR15. The City developed the CPP-DR15 to meet the requirements of the CDBG-DR15 funding and reflects the alternative requirements as specified by *81 FR 39687*.

The CPP – DR15 is a separate, distinct and tailored plan based upon and consistent with the City's *Citizen Participation Plan*, which describes public participation related to the consolidated planning process and entitlement grants. The City encourages citizen participation that emphasizes the involvement of low- and moderate-income residents, minority populations, persons with limited English proficiency, and persons with disabilities.

### *B. Documents*

For the CPP-DR15, documents related to the CDBG-DR15 Program are defined as the Action Plan for Disaster Recovery–2015 Flood Events (Action Plan), any substantial amendments to the Action Plan, and any associated performance reports. As the City is committed to providing access to the CDBG-DR15 information and programs for all citizens, these documents will be made available to persons with limited English proficiency or made accessible to persons with disabilities, upon request. Requests may be made to: [2015FloodEvents@HoustonTX.gov](mailto:2015FloodEvents@HoustonTX.gov) or 832.394.6200.

#### *1. Action Plan*

This Action Plan is available on the City's CDBG-DR15 website:  
[http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html)

Copies of the Action Plan are available upon request to:  
[2015FloodEvents@HoustonTX.gov](mailto:2015FloodEvents@HoustonTX.gov) or 832.394.6200.

#### *2. Amendments*

Occasionally, it may be necessary for the City to update the Action Plan. Amendments to the Action Plan are divided into two categories: Substantial Amendments and Minor Amendments. As amendments occur, both types of amendments are numbered sequentially and posted on the City's CDBG-DR15 website:  
[http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html)

Copies of amendments are available upon request to:  
[2015FloodEvents@HoustonTX.gov](mailto:2015FloodEvents@HoustonTX.gov) or 832.394.6200.

##### *a. Substantial Amendment*

The following criteria are used by the City for determining what constitutes a Substantial Amendment to its approved Action Plan.

- A change in program benefit or eligibility criteria
- The addition or deletion of an activity
- A new allocation or reallocation of a more than 25% of an activity on the Budget Page

Substantial Amendments are subject to a citizen participation process and require formal action by the City Council and submission to HUD. The City announces Substantial Amendments to the public through a public notice published in one or more newspapers of general circulation, for a period of fourteen (14) days, in order to provide opportunity for public review and comment regarding proposed Substantial Amendments. Notices will be available in English and may also be available in Spanish and other languages, as feasible. The City will consider all written and/or oral comments or views concerning proposed Substantial Amendments that are received during the comment period. A summary of these comments and views, including comments or views not accepted, and the reason why, along with HCDD's response to each, shall be submitted with each Substantial Amendment.

#### *b. Minor Amendment*

The City is not required to undertake public comment for an Action Plan amendment that is not considered a Substantial Amendment.

### *3. Performance Reports*

As set forth in the Action Plan, the City will submit the Action Plan into HUD's Disaster Recovery Grant Reporting (DRGR) System, where it will include detailed performance metrics and performance schedule. The performance metrics will be based on quarterly expected expenditures and outcomes. DRGR quarterly reports will be posted on the City's CDBG-DR15 website at:

[http://houston.tx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houston.tx.gov/housing/2015_Flood_Events_Recovery.html).

Copies of QPRs are available upon request to:

[2015FloodEvents@HoustonTX.gov](mailto:2015FloodEvents@HoustonTX.gov) or 832.394.6200.

#### *C. Public Hearings*

Unlike the *Citizen Participation Plan* for the consolidated planning process, there is no requirement for a public hearing relative to CDBG-DR15. However, if the City holds a public hearing related to this funding, the City will encourage public participation in the following ways.

Public hearings will be held in locations accessible to persons with disabilities, consistent with accessibility and reasonable accommodation requirements. Interpretation for persons with limited English proficiency or persons with hearing impairments will be provided, upon request. HCDD may also provide interpreters, without request, if a public hearing is held where a significant number of non-English speaking residents are expected to participate. Additional accommodations may be made upon advance request.

Public hearings shall be held after a minimum of a fourteen (14) day notice in at least one newspaper of general circulation. Notices will be available in English and may also be available in Spanish and other languages, as feasible.

Public hearings and public meeting notices are posted on the bulletin board at City Hall, readily accessible to the general public at least three (3) days (72 hours) prior to the meeting date, in accordance to the Texas Open Meetings Act.

#### *D. Website*

The City maintains comprehensive disaster recovery website dedicated to information related to CDBG-DR activities. This website has links to

- Action Plan for Disaster Recovery

- Amendments to the Action Plan for Disaster Recovery
- Quarterly Performance Reports (QPRs), as created using the DRGR system
- Procurement policies and procedures
- Executed CDBG-DR15 contracts
- Status of services or goods currently being procured by the grantee

#### *E. Access to Records*

During the term of the grant, the City will provide the public with reasonable and timely access to information and records concerning documents related to CDBG-DR15 and to the use of the City's CDBG-DR15 funds.

#### *F. Application Status*

As applicable, HCDD will provide various methods in which individual applicants for recovery assistance can receive information on the status of their applications. These will be listed on the CDBG-DR15 website, as needed:

[http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html).

#### *G. Citizen Complaints*

Written complaints from the public related to this Action Plan (or its amendments), QPRs, or the City's activities or programs funded with CDBG-DR15, will receive careful consideration and will be answered in writing, or other effective method of communication, within fifteen (15) business days, where practicable.

Written complaints should be sent to

Attn: Planning and Grants Management  
City of Houston  
Housing and Community Development Department  
601 Sawyer Street, Suite 400, Houston, Texas 77007

## Grantee Certifications

In accordance with the applicable statutes and regulations governing the CDBG – DR grant, including the Federal Register Notice published June 17, 2016 at 81 FR 39687 (the Notice), the City of Houston (the Grantee), certifies as follows:

- a. The Grantee certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG program.
- b. The Grantee certifies its compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87.
- c. The Grantee certifies that the Action Plan for Disaster Recovery (Action Plan) is authorized under State and local law (as applicable) and that the Grantee, and any entity or entities designated by the Grantee, possess(es) the legal authority to carry out the program for which it is seeking funding, in accordance with applicable HUD regulations and the Notice. The Grantee certifies that activities to be administered with funds under the Notice are consistent with its Action Plan.
- d. The Grantee certifies that it will comply with the acquisition and relocation requirements of the URA, as amended, and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided for in the Notice.
- e. The Grantee certifies that it will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- f. The Grantee certifies that it is following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105 or 91.115, as applicable (except as provided for in notices providing waivers and alternative requirements for this grant).
- g. The Grantee certifies that it is complying with each of the following criteria:
  - (1) Funds will be used solely for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas for which the President declared a major disaster in 2015 pursuant to the Robert T. Stafford Disaster Relief and emergency Assistance Act of 1974 (42 U.S.C. 5121 et seq.) related to the consequences of Hurricane Joaquin and adjacent storm systems, Hurricane Patricia, and other flood events.
  - (2) With respect to activities expected to be assisted with CDBG-DR funds, the Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income families.
  - (3) The aggregate use of CDBG-DR funds shall principally benefit low- and moderate-income families in a manner that ensures that at least 70 percent (or another percentage permitted by HUD in a waiver published in an applicable Federal Register) of the grant amount is expended for activities that benefit such persons.
  - (4) The Grantee will not attempt to recover any capital costs of public improvements assisted with CDBG-DR grant funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (a) disaster recovery grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under this title; or (b) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the Grantee certifies to the Secretary that it lacks sufficient CDBG funds (in any form) to comply with the requirements of clause (a).
- h. The Grantee certifies that it will conduct and carry out the grant in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601–3619) and implementing regulations, and that it will affirmatively further fair housing.
- i. The Grantee certifies that it has adopted and is enforcing the following policies:
  - (1) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

- (2) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
- j. The Grantee certifies that it (and any subrecipient or recipient) has the capacity to carry out disaster recovery activities in a timely manner; or the Grantee will develop a plan to increase capacity where such capacity is lacking to carry out disaster recovery activities in a timely manner; and that the Grantee has reviewed the requirements of the Notice and the requirements of Public Law 114-113 applicable to funds allocated by the Notice, and certifies to the accuracy of Risk Analysis Documentation submitted to demonstrate that the Grantee has in place proficient financial controls and procurement processes; adequate procures to prevent any duplication of benefits as defined by section 312 of the Stafford Act, to ensure timely expenditure of funds; to maintain a comprehensive disaster recovery website; to ensure timely communication of application status to applicants for disaster recovery assistance, and that its implementation plan accurately describes its current capacity and how it will address any capacity gaps.
  - k. The Grantee will not use grant funds for any activity in an area identified as flood prone for land use or hazard mitigation planning purposes by the State, local, or Tribal government or delineated as a special flood hazard area in FEMA's most recent flood advisory maps, unless it also ensures that the action is designed or modified to minimize harm to or within the floodplain, in accordance with Executive Order 11988 and 24 CFR part 55. The relevant data source for this provision is the State, local and Tribal government land use regulations and hazard mitigation plan and the latest issued FEMA data or guidance, which includes advisory data (such as Advisory Base Flood Elevations) or preliminary and final Flood Insurance Rate Maps.
  - l. The Grantee certifies that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K, and R.
  - m. The Grantee certifies that it will comply with applicable laws.



Signature/ Authorized Official  
Sylvester Turner

9-14-16

Date

Mayor

Title



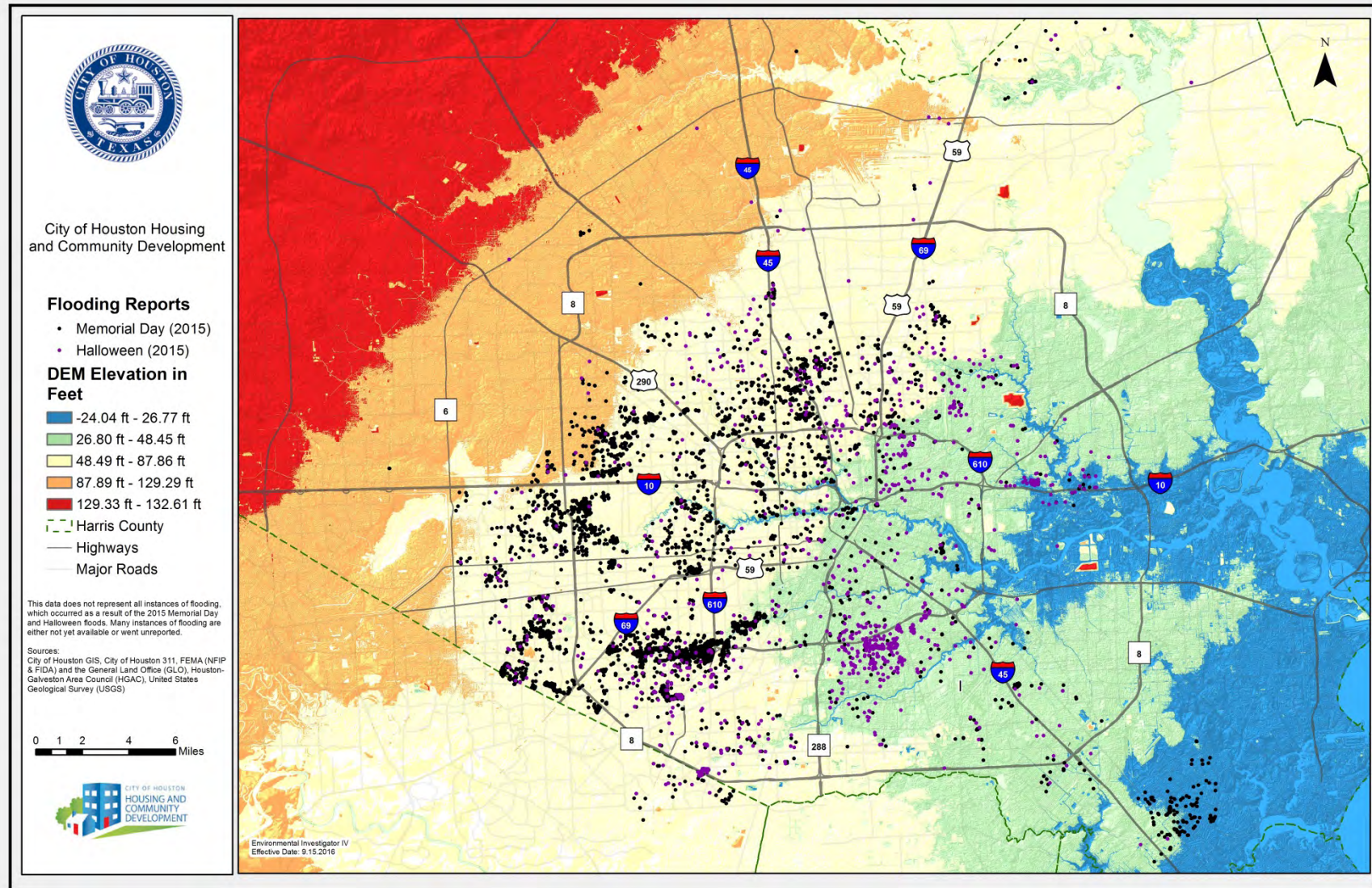
## [Appendices](#)

### Appendix A: Data Sources

Info/Data Sought	Source(s) Contacted/Used
Houston Crisis 311 call-in data	HCDD
Disaster Summary Outlines May & October	Houston OEM
SBA Disaster Home and Business Loans May and October	SBA Disaster Recovery
Addresses of SBA Disaster Loans, and NAICS Codes	SBA Disaster Recovery
General Disaster Event information (i.e. rainfall, damages, power outages, narrative building)	Various publications (Houston Chronicle, NY times, NBC, etc.)
Demographic Information	US Census Bureau, American Community Survey
Resiliency Planning Info	H-GAC Our Great Region 2040
Resiliency Planning Info	OEM site: houstongovnewsroom.org
General LMI population info/maps	HCDD
LMI/Council Districts and flood reports mapped	HCDD
Impact on Special Needs info (i.e. Homeless)	Houston Coalition for Homeless (PIT study)
Impact to existing HOPWA participants	HCDD
Emergency Shelters	Public News Articles, and American Red Cross
Individual Assistance Data (May DR-4223 and October DR-4245)	FEMA, GLO
Public Assistance Data (May DR-4223 and October DR-4245)	FEMA, GLO
Insurance/NFIP data	Texas Dept. of Insurance
General Damage Assessments/Estimates from May & October events	Houston OEM
Housing Stock Information	2013 American Housing Survey
Economic Impact data/Disaster Unemployment	CoH Metropolitan Chamber of Commerce, Texas Workforce Commission, Greater Houston Partnership Econ. Development
Housing Information	2015 Analysis of Impediments to Fair Housing Choice (HCDD)
Public Housing information	Houston Housing Authority
Existing CDBG program info	HCDD Annual Action Plan 2016
Damage reports to City's infrastructure	Houston PWE

Appendix B: Additional Map

Figure 16: 2015 Flooding with Digital Elevation



Appendix C: Public Hearing (8/18/16) Summary



# **DRAFT ACTION PLAN FOR DISASTER RECOVERY 2015 FLOOD EVENTS**

**AUGUST 18, 2016 PUBLIC HEARING**

**CITY OF HOUSTON**

**Sylvester Turner, Mayor**

**Tom McGasland, Interim Director  
Department of Housing and Community  
Development**

**PUBLIC HEARING SUMMARY**



## PUBLIC HEARING SUMMARY TABLE OF CONTENTS

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## **1.0 BACKGROUND**

During the Memorial Day weekend and the Halloween weekend, 2015, Houston experienced severe flooding from storms that impacted multiple Texas counties. On May 29, 2015 and on November 25, 2015, President Barack Obama declared a major disaster existed in those counties. These disasters, referenced by FEMA as the Texas Severe Storms, Tornadoes, Straight-line Winds and Flooding (DR-4223 and DR-4245), paved the way for federal assistance to the impacted areas.

### **1.1. Grant Award**

The U. S. Department of Housing and Urban Development (HUD) provides flexible grants to help cities, counties and states recover from presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. On February 29, 2016, HUD announced the award of \$66.56 million to the City of Houston to address unmet housing, infrastructure and business needs in the areas recovering from major disasters due to events that occurred in Houston on May 29, 2015 and November 25, 2015.

### **1.2 Action Plan**

The Housing and Community Development Department (HCDD) is the City of Houston department that is responsible for preparing an action plan/application that identifies the projects that cover necessary expenses associated with the use of the aforementioned funds. The projects will be related to disaster relief, long-term recovery, restoration of infrastructure and housing, and/or economic revitalization resulting from major disasters declared in 2015.

The department provides the leadership and financing to make affordable housing and neighborhood revitalization happen in Houston. Currently, HCDD administers over \$100 million annually in various federal, state and local programs. From investing in neighborhood parks, multifamily communities and economic development, to providing first-time homebuyer assistance and funds to serve the homeless, elderly and disabled -- HCDD works to improve the quality of life for Houston's neighborhoods and families.

HCDD has engaged a consulting team to assist with the process of preparing the action plan and engaging the public.

## 2.0 Public Hearing Information

To make the public aware of the grant award and possible uses of the proceeds, HCDD posted a public notice in the Houston Chronicle, the general circulation newspaper that serves the Houston region. The notice appeared on August 3, 2016, and was written in both English and Spanish.

### 2.1 Date/Location/Time

The public hearing was convened on Thursday, August 18, 2014. It was held in the City Council Chambers of the City Hall Annex, 900 Bagby, in downtown Houston Texas.

The hearing began at 6:00 p.m. and ended at approximately 8:00 p.m.

### 2.2 Format

Members of the public were registered at a table situated at the entry to City Council Chambers. Attendees desiring to speak were asked to denote same on the sign-in sheet.

Meeting agendas were made available at the sign-in table. The reverse side of the agendas contained general guidelines, sign-in guidelines, and testimony guidelines, along with the web address for the project.

Seated near and around the City Council “horseshoe, were the HCDD Interim Director and other senior staff, along with three members of the Houston City Council Members of the public were seated in rows facing the “horseshoe.”

A court reporter transcribed the proceedings and additional notes were taken by a member of the aforementioned consulting team.

### 2.3 Attendance

Seventy-three (73) members of the public were in attendance, as per the sign-in sheet. (See **Appendix B.**)

### 2.4 Order of Proceedings

The meeting proceeded according to the agenda shown in **Appendix A.**

#### 2.4.1 Opening

HCDD Deputy Director Brenda Scott introduced the three City Council members who were in attendance (Council Members Jerry Davis, Larry Green, and Michael Laster), then introduced HCDD Interim Director Tom McCasland and HCDD Assistant Director Keith Bynam.

In addition, Ms. Scott presented background information and disclosed that the department is operating on a condensed timeline. She also indicated that there will be additional community meetings.

#### **2.4.2 Clarification & Purpose**

Subsequently, Keith Bynam stated the purpose of the public hearing, called attention to the presence of a Spanish language interpreter, and acknowledged HCDD staff persons that were in attendance. Moreover, he indicated that clarity and short answers would be provided, but that a question and answer format would not typically be followed. Lastly, Mr. Bynam called attention to the presence of subject matter experts there to provide any needed input.

#### **2.4.3 Presentation of Action Plan for Disaster Recovery**

After Mr. Bynam completed his remarks, Interim HCDD Director Tom McCasland, aided by a slide show, made a presentation pertaining to the HUD grant award and its proposed uses. (**Appendix D** contains a copy of the presentation.)

Below are the highlights of Mr. McCasland's presentation:

- HCDD wants to identify high impact projects.
- We don't have good data on where unmet needs are.
- The current budget allocation is \$51 million for public facilities, \$10 million for acquisition; \$2 million for planning, and \$3.3 million for administration.
- What is being presented is a draft; there is no money in housing or economic development.
- There is a firm commitment of funds for citywide homeownership projects that can be spent alongside infrastructure dollars.
- We want to have good training and technical assistance for small and minority-owned businesses to do some of the work.
- Fair housing is not part of this particular process, but is something that HUD wants addressed at hearings.
- The next step is to submit the plan to HUD, which has a 45-day approval process. The project list will continue to evolve and HCDD will continue to receive community feedback. Once the projects are in place, requests for proposals will go out.

#### **2.4.4 Remarks by Council Members**

Upon completion of Mr. McCasland's presentation, the Houston City Council members who were present thanked the members of the public for attending and made remarks pertaining to the subject at hand. (See Section 3.3 and **Appendix E**.)

### **2.4.5 Public Comment Period**

After remarks by the council members, sixteen of the 17 individuals who signified a desire to make remarks did so, taking turns at the microphone. One of the 17 deferred.

### **2.4.6 Closing Remarks and Adjournment**

After the public comment period ended, Mr. McCasland thanked everyone. In addition, he stated that the public notice issue will be resolved.

Ms. Scott reminded attendees that the purpose of the hearing is to inform the planning process. She asserted that HCDD welcomes data inputs and indicated that there will be opportunities to make amendments going forward. Finally, Ms. Scott informed attendees that all materials prepared in conjunction with the process would be posted on HCDD's webpage and encouraged attendees to send comments by e-mail or USPS mail to the department's mailing address.

The meeting adjourned at approximately 8:00 p.m.



### 3.0 SUMMARY OF INPUT RECEIVED

Input was received from members of the public and from the three members of the Houston City Council who were in attendance.

#### 3.1 Public Input – Key Points

This section presents a summary of remarks presented by members of the public. Responses that City Council members made to public comments are frequently included

The transcript that appears in **Appendix E** contains the entirety of the remarks made by the members of the public who elected to speak at the public hearing.

In sum, remarks centered on:

- the need for drainage infrastructure improvements and upgrades
- the perceived inadequacy of the City's "311" system of transmitting complaints by telephone, as a means of identifying patterns of need
- the desire for the Action Plan to focus on the needs of low-moderate income individuals versus low-moderate income neighborhoods
- the desire to have economic development included as a plan focus
- the perception of neglect and disinvestment in some neighborhoods

#### 3.2 Public Comments

Comments received from the members of the public who presented remarks at the hearing are summarized and paraphrased below.

##### 3.2.1 Residents and Civic Leaders

- Move forward with ReBuild Houston
- Water is dumping into neighborhoods, causing residential blight.
- The Westbury Civic Club and Westbury Super Neighborhood Council represent 5,000 homes and Fondren Southwest stormwater flows toward Westbury.
- Homes along the Willow Waterhole flood.

- Westbury wants additional detention to the west of Fondren Southwest because in a big rain event, water can't flow uphill.
- The storm drainage infrastructure (in Westbury) needs updating
- Low-moderate income areas flooded; Westbury has elderly persons (who qualify as low-moderate income).
- People don't want to live where it floods.
- The Brooksmith subdivision (bounded by North Main, Cavalcade, I-45, and Airline) needs storm drainage infrastructure upgrades.
- Storm drains in Brooksmith ceased to drain; they filled to capacity.
- The 100-year old drainage system that services Brooksmith is a hodgepodge and no longer functions.
- The new North Main storm drains seem to be draining into Brooksmith, causing flooding.
- The Brooksmith drainage system may have been under-engineered and under capacity since its inception; it is a working class neighborhood.
- Disinvestment, neglect, and lack of communication (are problems) in northeast Houston.
- Repetitive flooding has caused flood insurance to increase.
- There was poor notice of the public hearing.
- The TIRZ 12 Walter P. Moore study recommended detention ponds.
- Change the detention pond and ordinance; it is antiquated. Community development needs to take a back seat (to infrastructure).
- Need to require developers to put in detention at their expense.

*At this point, Council Member Green recognized residents of southwest Houston who reside in his district.*

- The City has neglected infrastructure since the 80's and will never catch up with decades of neglect.
- Routine maintenance was abandoned in favor of "311" maintenance.
- Engineers are not always right. Sunnyside Park will be drained, but not the homes across the street.
- Everything before "311" was wiped out and "311" is flawed.

- The July heat is evidence of global warming.
- Global change understanding can move us toward increasing resilience.
- There is a gap between research and practice.

### **3.2.2 Service Providers**

- A speaker representing the United Orthodox Synagogue desires that low-moderate income persons versus low-moderate income neighborhoods assessed for benefits; have seniors, unemployed, veterans, who are low-moderate income in the neighborhood.
- The speaker representing Family Endeavors indicated that: the agency is providing case management for the May flood; that multiple homes are not repairable even though the City said that only two are not repairable; that there is flood damage due to soil erosion and flooding into homes; and finally, that dollars don't adequately reflect unmet needs.
- The speaker representing Family Endeavors indicated that (some) Family Endeavors clients failed the FIT test and FEMA rejected some.
- A speaker representing the Houston Area Urban League (HAUL) stated that HAUL is a HUD-approved housing counseling agency and they get the calls, not 311; HAUL is known and trusted. Moreover, the speaker indicated that HAUL is concerned about how dollars are proposed to be spent and asserted that HAUL is (still) getting home repair calls from 2015.

### **3.2.3 Management Districts**

- The speaker representing the Brays Oaks Management District stated that:
  - The district encompasses 16 square miles and has formed an infrastructure committee due to economic development impact (of flooding).
  - The district has inventoried areas that can be used for future detention; has done some modelling; and has reduced flooding through acquisitions already.
  - The district will submit a comprehensive drainage plan to City of Houston shortly.
- The speaker representing the Greenspoint District stated that the district was not impacted by the Memorial Day floods, but was impacted significantly by the tax day flooding, so the District has been monitoring the process of this particular amount of CDBG-DR funding. This speaker asserted that it is important to spend the money in areas that were impacted by the storm event.
- The speaker representing Houston Southeast asserted that (1) the \$19 million figure is too low and that data must be found;(2) resilience needs to be engineered; and (3) the City

needs to have a mission and fit disasters inside of that mission, for instance there are commercial corridors that have long been abandoned; and (4) the City needs to bounce forward, with a community development master plan and a housing master plan to back up the community development master plan.

- The speaker representing Houston Southeast also indicated that there are abandoned commercial corridors, examples being Dowling, Homestead, and West Montgomery streets, and asserted that economic development money must be found.

*In response to the request for a housing master plan, Council Member Davis stated that the new HCDD director is getting a plan together for housing and areas with LARA lots. He also thanked the speaker for supporting District B by making mention of West Montgomery and Homestead.*

### **3.2.4 Non-Governmental Organizations**

- A speaker representing Houston Area Realtors (HAR) asked that dollars be used to pay interest on bonds to accelerate projects.

*Council Member Green responded that there is no time certainty with regards to reimbursement, citing Harris County Flood Control District projects that are thrown off schedule due to the failure of the federal government to provide timely reimbursement.*

- The HAR representative also stated that the organization can help with data on housing costs and housing needs; that there are economically impacted people; and that it's too close to flood events to know impact on values. Lastly, the HAR representative asked that some dollars be held out for helping impacted people, since the full impact is not yet known.
- A speaker representing the Texas Low Income Housing Information Service (TxLIHIS) noted that he was providing five pages of comments that will be supplemented and he also asserted that he wanted his remarks to be made part of the hearing record. Further, the speaker stated that:
  - There is no list of proposed activities in the Action Plan; the City will have to amend the plan and hold another public hearing.
  - The plan should address disinvested communities, as per Department of Justice guidance.
  - TxLIHIS has studied the economics of open ditch drainage and created a map.
  - Using the incidence of "311" calls to determine needs is inadequate. "311" calls from low-moderate income neighborhoods are lower (in number).
  - Disaster Recovery funds should not be used to replace local funds.

*Council Member Davis stated agreement with the speaker's remarks, especially as relates to "311" calls and expressed interest in talking to him further.*

*Council Member Laster asked the speaker to forward a copy of his statement and the referenced report to him. He also stated that poverty is no longer limited to one side of town and that \$30,000 is the average income in District J; with demographics that are 65%-plus Latino and 85% speak a language other than English.*

*Council Member Green asked for a copy of the speaker's remarks and stated that that the "no replacement of local dollars" comment is of interest.*

*Brenda Scott stated that all comments and responses will be part of the Action Plan.*

- Another speaker representing TxLIHIS stated that:
  - Identifying the pattern of "311" calls is an inadequate means of assessing flooding impacts versus identifying low-moderate income groups
  - 88% of open ditches are in neighborhoods of color.

The speaker displayed a map depicting open ditch drainage and asserted that the map does not show all of the open ditches, just the ones that are inadequately drainage. The speaker stated that an overlay of where actual flooding took place will be prepared and compared to open ditch coverage.

*Council Member Green stated that aging infrastructure, as opposed to the pattern of occurrence of open ditches is more relevant than the concentration of open ditches, adding that often, open ditch areas outperform areas with areas where the infrastructure is outdated. He added that he would like to continue the conversation with TxLIHIS.*

*Council Member Laster thanked the speaker for extra work and asked whether the map would be included in the comments. He stated that while open ditches are of interest due to their prevalence city-wide, but cited infrastructure that has aged in place, including in the southwest area.*

### **3.3 Input from Elected Officials in Attendance**

As previously stated, Council Member Jerry Davis, District B; Council Member Michael ("Mike") Laster, District J; and Council Member Larry Green, District K, were in attendance and provided input (and as shown above, feedback to members of the public who spoke at the hearing).



Overall, the three elected officials in attendance at the hearing expressed:

- Appreciation for the fact that members of the public took the time to attend the public hearing
- Concern regarding the amount of notice provided for the public hearing
- Concern about the manner in which the public was notified of the hearing
- Willingness to have helped with the notification of members of the public had they themselves been alerted sooner
- Assurances that there will be additional meetings

A sampling of additional input from the council members in attendance is paraphrased below.

- Council Member Davis indicated his concurrence with some of the information gathered, but expressed strong disagreement with some of the information and the procedure for allocating funds to affected areas; he stated that it is his belief that the funding can be allocated to more than infrastructure and housing.
- Council Member Laster noted that a number of neighborhoods in the district that he represents have been affected over multiple flood events, like to the north of Brays Bayou and to the east of Hillcroft.
- Council Member Laster thanked department heads and HCDD personnel for their efforts and indicated his awareness that the federal government has not provided needed information in a timely fashion.
- Council Member Green expressed his support for a drainage plan that is underway under the auspices of the Brays Oaks Management District.

## **APPENDICES**

## APPENDIX A PUBLIC HEARING NOTICE

### Public Hearing Notice for Draft Action Plan for Disaster Recovery–2015 Flood Events

Please join the City of Houston's Housing and Community Development Department (HCDD) for a public hearing to present and receive comment on the **Draft Action Plan for Disaster Recovery–2015 Flood Events** (Plan). The hearing will be **Thursday, August 18, 2016 at 6:00 p.m. at the City Hall Annex, 900 Bagby, 77002.**

The Plan serves as an application for \$66,560,000 in federal funds to be used for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and/or economic revitalization resulting from major disasters declared in 2015. Major disasters due to severe storms, tornadoes, straight-line winds, and flooding were declared on May 29, 2015 and on November 25, 2015.

The venue is accessible for persons with disabilities. For additional information or to request special arrangements (interpreter, sign language, CART for the hearing impaired), contact Paula Jackson at [paula.jackson@houstontx.gov](mailto:paula.jackson@houstontx.gov) or 832.394.6181.

Beginning Tuesday, August 9, the **Draft Plan** will be available for the general public to review for fourteen (14) days. View the **Draft Plan** at the following locations:

- Online at [www.houstontx.gov/housing](http://www.houstontx.gov/housing)
- Main Public Library – 500 McKinney, 77002
- HCDD Office – 601 Sawyer, Suite 400, 77007 (copies may be obtained at this location)

Public comments may be submitted by email to: [mary.itz@houstontx.gov](mailto:mary.itz@houstontx.gov) or by mail: HCDD, ATTN: Mary Itz, 601 Sawyer, Suite 400, Houston, Texas 77007. Responses to public comments will be available upon completion of the Plan.

Residents with suggestions or concerns regarding fair housing or related items will be provided an opportunity to voice those issues during the public hearing. For specific questions or concerns about fair housing or landlord/tenant relations, please contact Royce Sells at 832.394.6240.

**APPENDIX B**  
**Action Plan for Disaster Recovery 2015 Flood Events**  
**Public Hearing**  
**Thursday, August 18, 2016**  
**City Hall Annex 6:00 PM - 8:00 PM**  
**Sign - In Sheet**

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Ben Willcocks		Online		No
2	Charlie Duncan	TxCHHS			Yes
3	John Henneberger	TxCHHS	Online	joh@txchhs.org	Yes
4	Troy Dorman	Tetra Tech	Email	Troy.Dorman@tetratech.com	No
5	BARBARA SCHETTER	NEIGHBORHOOD CENTERS INC	EMAIL	bschetter@neighborhood-centers.org	No
6	Allison May	Houston Habitat	email	amay@houstonhabitat.org	no
7	Robert Burroughs	Robert F. Burroughs/ISA	client	r.burroughs@rfb-usa.com	No
8	Ignacio Burnett	Buffalo Bay Partnership	Email	imburnett@buffalobayou.org	No
9	Glenda Kizzee	Houston Area Habitat	email	GKizzee@hau.org	yes
10	Keshia Matthews	HDR	email	keshia.matthews@hdrinc.com	no
11	ELAINE VERVER	HDR	email	elaine.verver@hdrinc.com	NO
12	STPH MYRTZ	Willow Springs	Email		
13	Atta Shay	Mehr Group LLC	Phone call		
14	Kathy Lord	Bayou Preservation	email		No
15	Robert Muhammad	Southeast Mgmt Dist	Email		yes
16	Murder Turner	Catholic Charities	email	mturner@catholiccharities-us.org	NO



**Action Plan for Disaster Recovery 2015 Flood Events**  
**Public Hearing**  
**Thursday, August 18, 2016**  
**City Hall Annex 6:00 PM - 8:00 PM**  
**Sign - In Sheet**

(200)

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	VIRGINIA GREGORY	SBCA	MAYOR & DISTRICT A E-mail	[REDACTED]	YES
2	Ed Wolff	HAR	Brenda Stading	[REDACTED]	Yes
3	Richard Rodriguez	Browns Over District	Larry Green	rrodriguez@helly.com	Yes
4	Sonya Coleman	Family Endeavors	Supervisor LTRC	[REDACTED]	No
5	Karen Preston	Family Endeavors	LTRC	[REDACTED]	No
6	Sheryl Chambers	Family Endeavors	LTRC	schambers@familyendeavors.org	Yes
7	Curtis Bowers	Market Consulting	John Buri	[REDACTED]	NO
8	Carole D. Arterbery	Family Endeavors	City	carterbery@familyendeavors.org	NO
9	Donna Rickenbacker	MARKUE	City	DONNA@MARKUECONSULTANTS.COM	NO.
10	James E. Rickenbacker	"	"	[REDACTED]	No
11	Jeff Herman	Resident/Human	FB	[REDACTED]	Possibly
12	Tracy Stephens	ACTS - Achieving Community Tasks Successfully		[REDACTED]	
13	Al "Doc" Henson	CGH - HCDD			
14	Robert Koehl		Email	[REDACTED]	Yes
15	Matthias Mackeprang		email/neighbor	[REDACTED]	No
16	Amey Goldstein	UOS	Email	[REDACTED]	Yes



**Action Plan for Disaster Recovery 2015 Flood Events**  
**Public Hearing**  
**Thursday, August 18, 2016**  
**City Hall Annex 6:00 PM - 8:00 PM**  
**Sign - In Sheet**

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Lynae Novominsky	Jewish Family Service	Email	LNOVOMINSKY@JFSHOUSTON.ORG	No
2	Ellen Egan	East West Neighborhood District	email	eeegan@nwmd.org	No
3	Becky Edmondson	Washburn Super Neighborhood	email	[REDACTED]	Yes / maybe
4	Brenda Takahashi	HCM	Email	brenda.takahashi@houston.tx	No
5	LENNY WILLIAMS	RESIDENT	FB GROUP EMAIL	[REDACTED]	Yes maybe
6	Erica Sorte	Resident	email	[REDACTED]	NO
7	Chris CANONICO	ARDURA Group		[REDACTED]	NO
8	Robert Fiedellein	GREENSBOW DISTRICT	E-MAIL	RFIEDERLEIN@GREENSBOW.DAL	YES
9	Antoine Bantz	Antoine design group	↓	antoine@thebantdesigngroup.com	NO
10	Deborah DeGor	Roberta F Burrroughs	EMAIL	[REDACTED]	N/O
11	Vickie McBride	HFD CG Houston Area Office	email	v.mcbride@haveda.org	NO
12	Teri Morgan	HDR Eng	email	tmorgan@hdrinc.com	NO
13	Bob Mironov	BSN 32		[REDACTED]	NO
14	Sue Cox	BVI	neighborhood blog	[REDACTED]	No
15	Tammi Wallace	EnFocus Strategies / Tektron	email	tammi@enfocustategies.com	NO
16	Marsha Towns	Student Conservation Assoc	email	mtowns@thesca.org	NO
17	Stephanie Wright	United Way	email	swright@unitedwayhouston.org	NO

**Action Plan for Disaster Recovery 2015 Flood Events**  
**Public Hearing**  
**Thursday, August 18, 2016**  
**City Hall Annex 6:00 PM - 8:00 PM**  
**Sign - In Sheet**

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Nate W. Wood	Catholic Charities	Email	nwood@catholiccharities.org	No
2	Kevin Denney	Dallas Fed - Houston	Email	kevin.denney@dall.frb.org	No
3	TONY COUNCIL	TLC ENGINEERING	"	TONYCOUNCIL@TLC-ENG.COM	NO
4	Mayra Bontemps	Houston LISC	email	mbontemps@lisc.org	NO
5	James Donato	The Donato Group	email	james@thedonatogroup.com	No
6	Stan Ledbetter	SL5	email		No
7	Allison Nimichan	Family Endeavors	email	anmichan@familyendeavors.org	NO
8	BOBBI MAYES		Other		NO
9	Patricia Mayes		Other		No
10	DANIEL PAUL	HOANE	HCDD	daniel.paul@hornepl.com	No
11	BARBARA HITE	DIST K	DIST K	BARBARA.HITE@HOUSTONTX.GOV	NO
12	Lisa Myers	Energy Capital Realty	email		No
13	Rogene Guichard	Outreach Strategists	email	rogene@outreachstrategists.com	NO
14					
15					
16					
17					



**Action Plan for Disaster Recovery 2015 Flood Events**  
**Public Hearing**  
**Thursday, August 18, 2016**  
**City Hall Annex 6:00 PM - 8:00 PM**  
**Sign - In Sheet**

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Jay Stys	SDA	Emmi	[REDACTED]	No
2	BROOKE BACHUETES	CONGRESSMAN CULBERTSON		BROOKE.BACHUETES @ MAIL.HOUSE.GOV	NO
3	Barbara J. Pierce	city			No
4	Jenn.fer Bartlett	Cesar Chavez foundation	email	jbartlett@chavezfoundation.org	No
5	Lisa Piche	Westbury Circ Club	WCC mtg		No
6	Chandra Simmons (Gary)	Voicesless, TOP Trinity heires TPAC	TDEI	[REDACTED]	NO
7	Dr A. Barnard	UH-D	E-mail	abarnard2@uh.edu	Yes
8	Margaret Davlop	METRO		md18@ride.metro.org	No
9	Vickie Garner *	Citizen	email	[REDACTED]	yes
10	Ahmad R. Drumgo	Perpetual Development LLC	KBC CCC	[REDACTED]	No
11	Stan Ledbetter	SLS	email	[REDACTED]	No
12					
13					
14					
15					
16					



# **Agenda**

## **Public Hearing Action Plan for Disaster Recovery – 2015 Flood Events**

**Thursday, August 18, 2016 at 6:00 PM to 8:00 PM  
City Hall Annex  
900 Bagby  
Houston, Texas 77002**

**Opening**

**Brenda Scott, Deputy Director**

**Clarification & Purpose**

**Keith Bynam, Assistant Director**

**Presentation of Action Plan  
for Disaster Recovery**

**Tom McCasland, Interim Director**

**3 Minute Break**

**Public Comment**

**Brenda Scott, Deputy Director**

**Adjournment**

**Brenda Scott, Deputy Director**



# Public Hearing on the Action Plan for Disaster Recovery 2015 Flood Events

## Welcome

Thank you for attending the Public Hearing. To ensure equal opportunity for all, and to accommodate the number of people who may wish to speak, general public hearing guidelines are provided below:

### General Guidelines

1. Mutual respect, courtesy, and patience are the hearing's guiding concepts.
2. As a courtesy please inform Hearing attendees that you are recording the proceedings.
3. Please do not interrupt anyone while they are speaking.
4. Please remain quiet so others and the transcriber can hear; please leave the room for side discussions.
5. Please refrain from addressing the audience or asking for audience participation.
6. Please turn off cell phones and pagers or set them to vibrate.

### Sign-In Guidelines

1. All hearing attendees are asked to register as a speaker at the hearing sign-in table.
2. Attendees wishing to testify should indicate their desire to do so by signing the Speakers List.
3. Attendees testifying on behalf of a group should note the name of the group in the appropriate box.
4. Attendees wishing to testify must personally sign in.
5. The hearing sign-in table will also be the central contact point for any attendees who have questions about the hearing process.
8. Yielding time to another person is not allowed.
9. **Attendees who are unable to fully testify within the 3 minute time-frame are encouraged to submit additional testimony in writing for the record. Written and verbal comments have equal weight in the process.**
10. Testimony will be recorded and transcribed for the record.
11. If time permits at the end of public testimony, a general call for anyone who has not yet testified will be made. This would include those who had signed up and might have missed their earlier call to testify and other persons who had not previously testified.

### Testimony Guidelines

6. Those who checked the box to testify will be called forward to speak by the Hearing Officer in the order they signed in.
7. **Each speaker is allowed 3 minutes to testify.**
12. **The hearing is held for the purpose of receiving important testimony. It is not a question-and-answer session. Questions will be referred, as appropriate. Responses to comments will be posted on HCDD's website**  
[http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html)



# ACTION PLAN FOR DISASTER RECOVERY 2015 FLOOD EVENTS

City of Houston  
*Sylvester Turner, Mayor*

Housing and Community Development Department  
*Tom McCasland, Interim Director*



Public Hearing August 18, 2016

# What is the purpose of this Public Hearing?

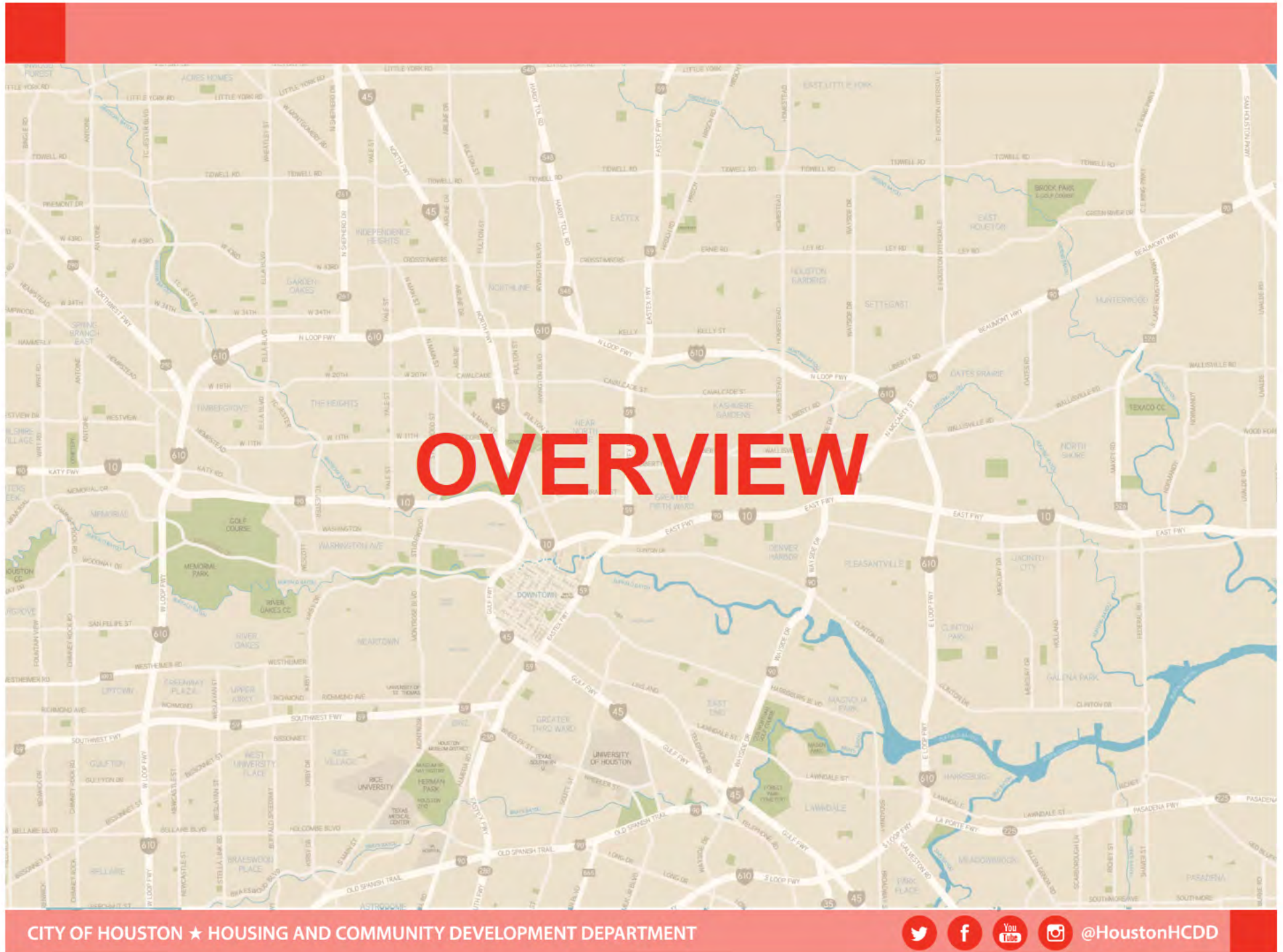
To give Houstonians the opportunity  
to be involved in developing the  
**Action Plan for Disaster Recovery**





# Format

- **We present data and information**
- **You give your thoughts, concerns, and suggestions on how to limit future flooding in your community**
- **Your feedback will inform our process**
- **Your comments will become part of Action Plan**
- **Not a Q&A format, but...**
  - **We will provide clarification and short answers where possible**
  - **You may be directed to subject matter experts in the room**





## 2015 Memorial Day Storm – May 31, 2015

### Brutal storm system ravages Houston



Photo by Matt Aufdenspring/KPRC2



# Memorial Day Storm Housing and Infrastructure Impact

## \$518,155,041.16\*

\* Source: Federal Emergency Management Agency and National Flood Insurance Program





## 2015 Halloween Storm – October 31, 2015

### More substantial damage to Houston's built environment





## Halloween Storm Housing and Infrastructure Impact

# \$27,735,858.42\*



\* Source: Federal Emergency Management Agency and National Flood Insurance Program

# Housing and Infrastructure Impact from Both Floods



\$545,890,899.58

\* Source: Federal Emergency Management Agency and National Flood Insurance Program



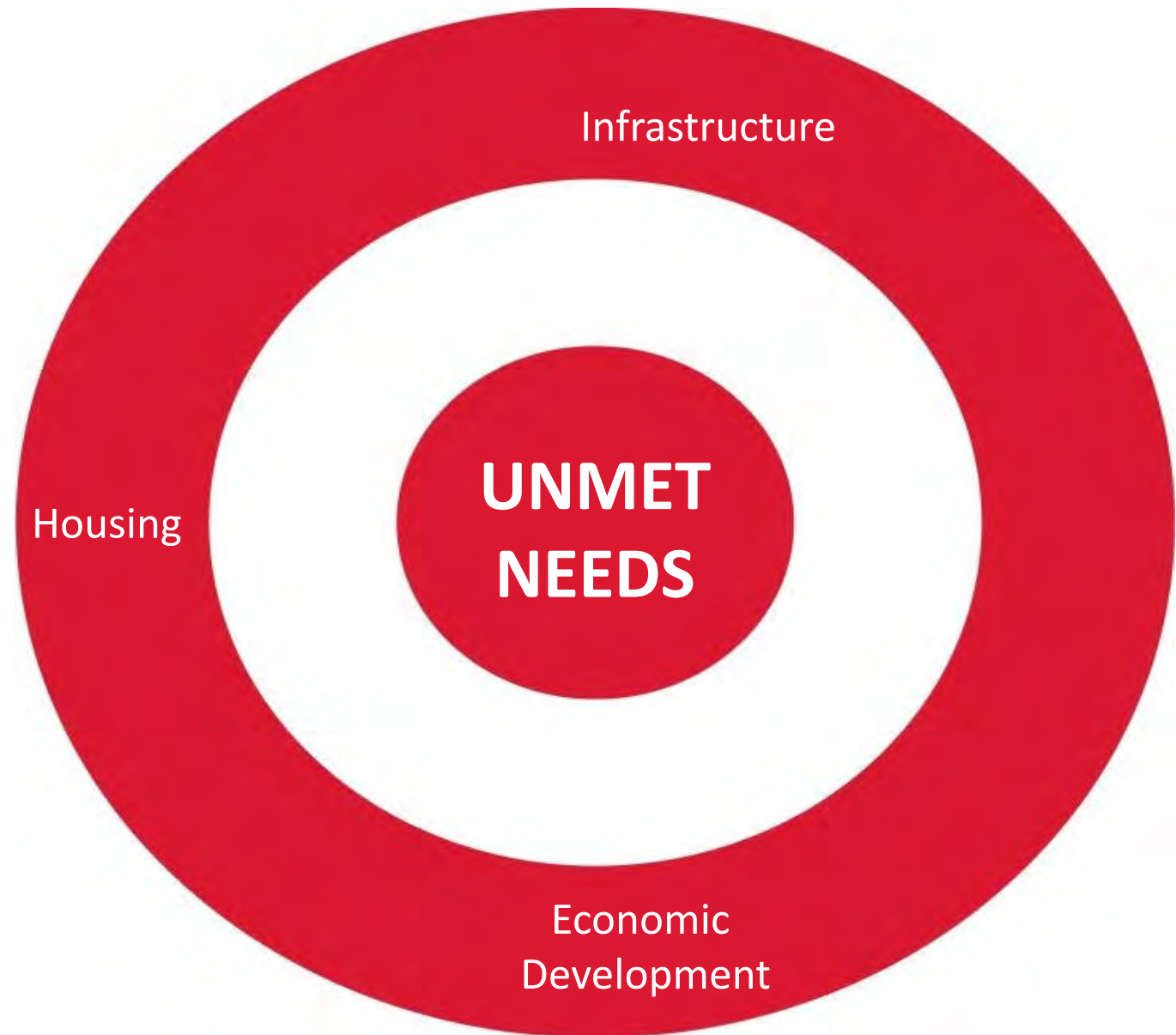


Texas  
getting  
**\$142 million**  
to address  
recovery from  
both 2015  
storms

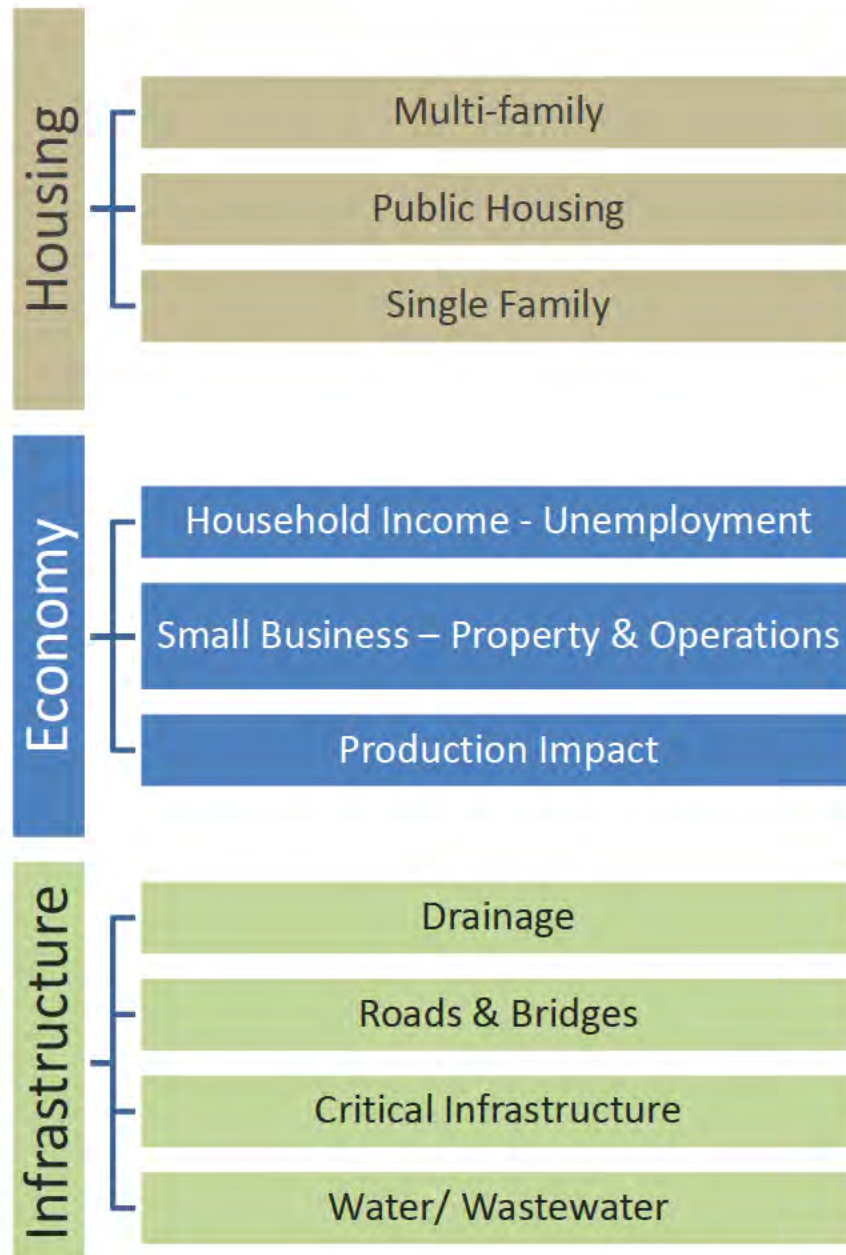
# HUD's Allocation of \$142 Million

Houston		\$66,560,000
San Marcos		\$25,080,000
State of Texas		<u>\$50,696,000</u>
<b>Total</b>		<b>\$142,336,000</b>

# Potential Uses of Funding





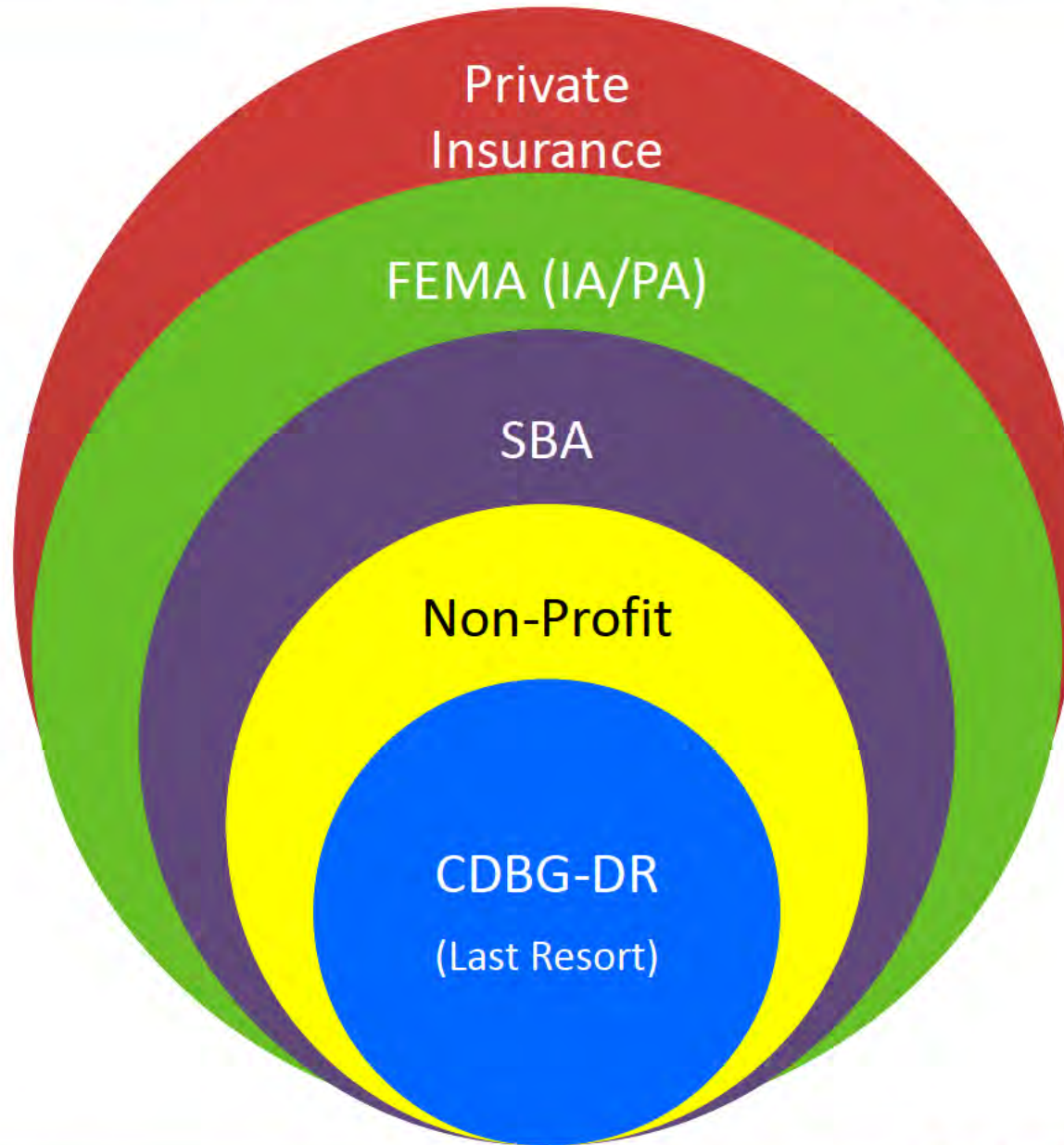


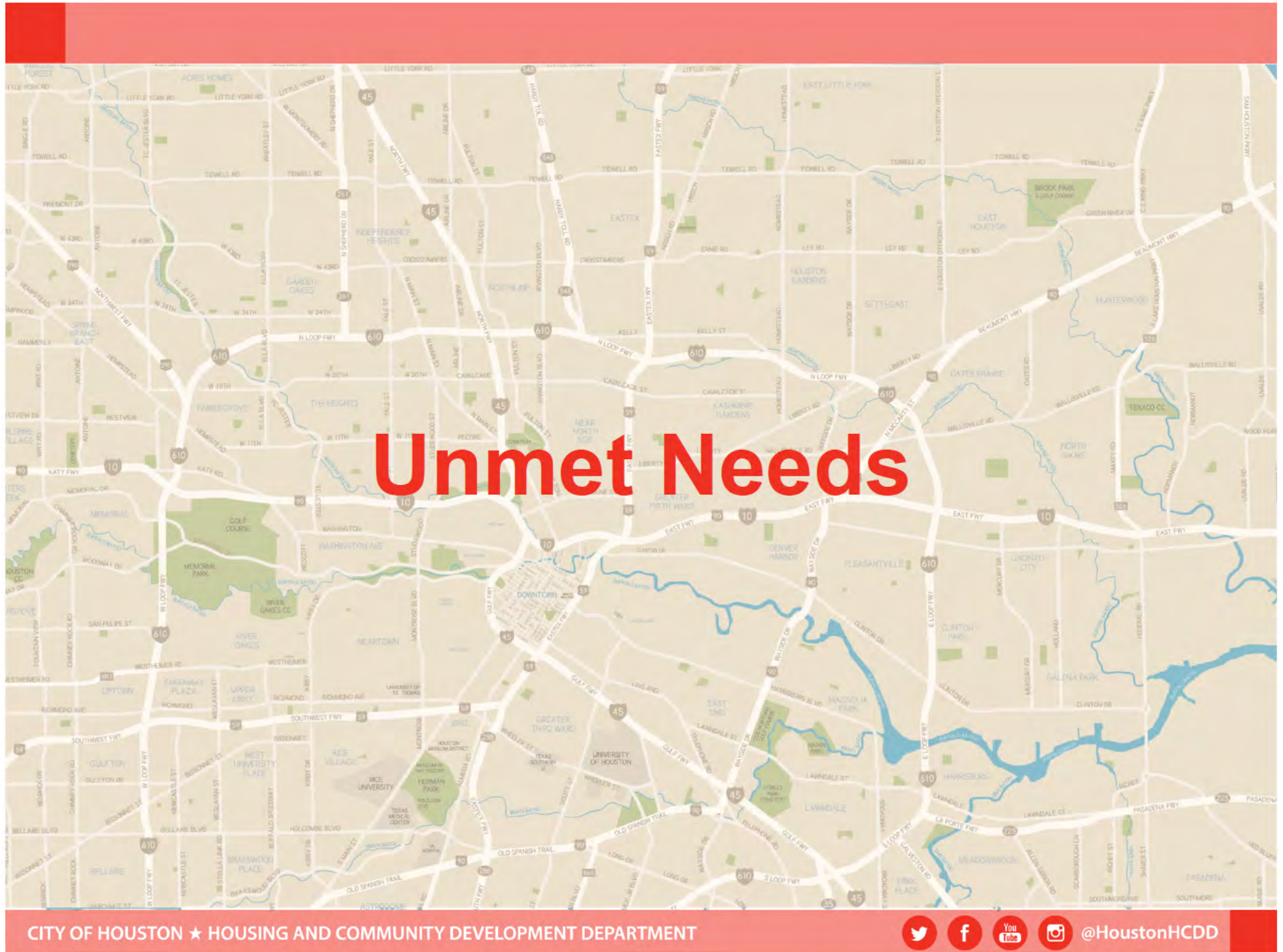
Each sector is assessed for impact and funds made available through:

- Private Insurance
- FEMA
- Small Business Association (SBA)
- Other City or State sources
- Non-Profits



# Funding Hierarchy





# Assessing Unmet Need

- Not a perfect science – based on best available data
- Is required by HUD as part of the Action Plan
- Guides the City through a discovery process to inform program design

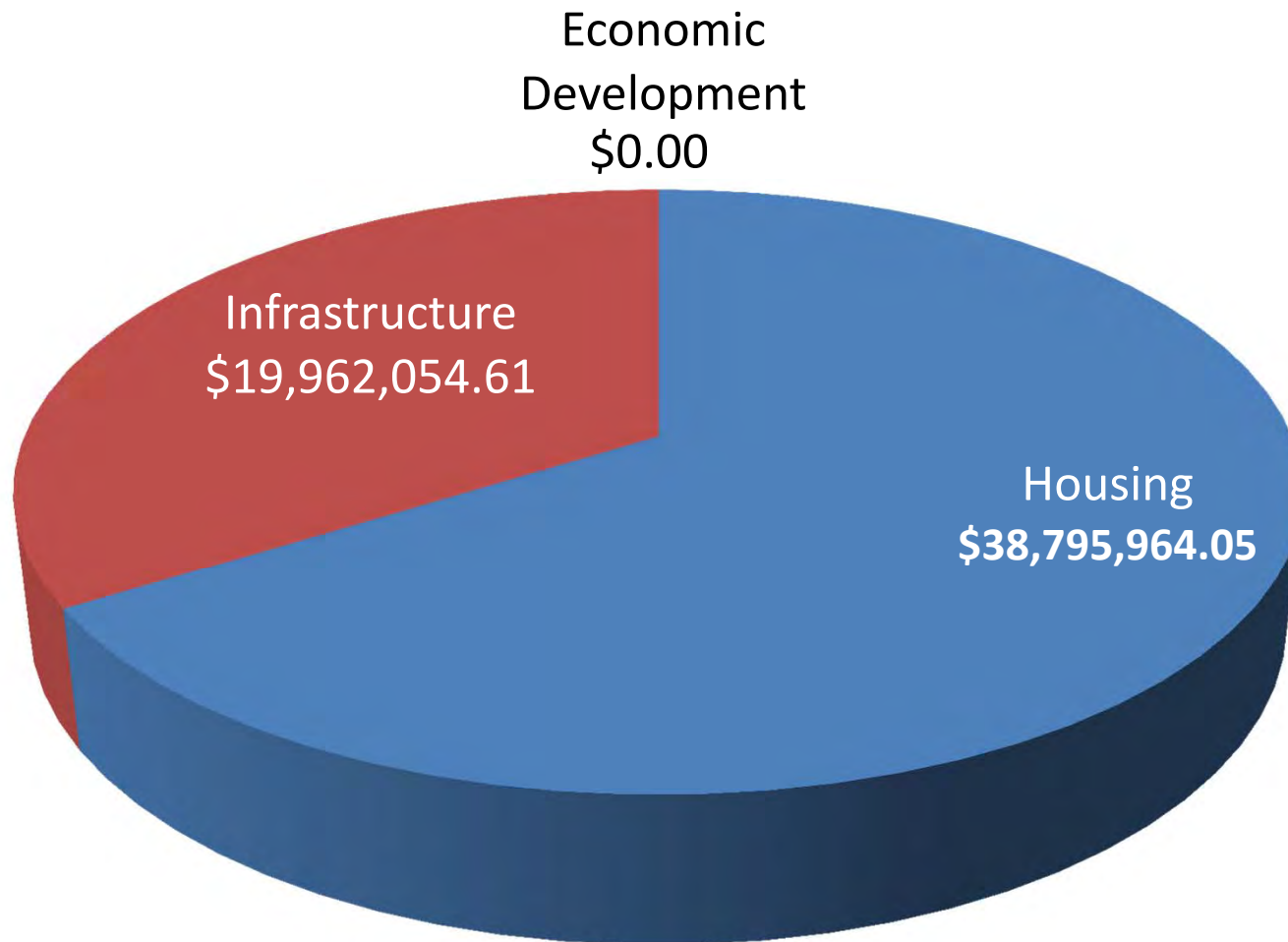


# Houston's Unmet Needs Assessment

Amount of disaster-related impact  
- Assistance received to address impact  
**Unmet need remaining from disasters**

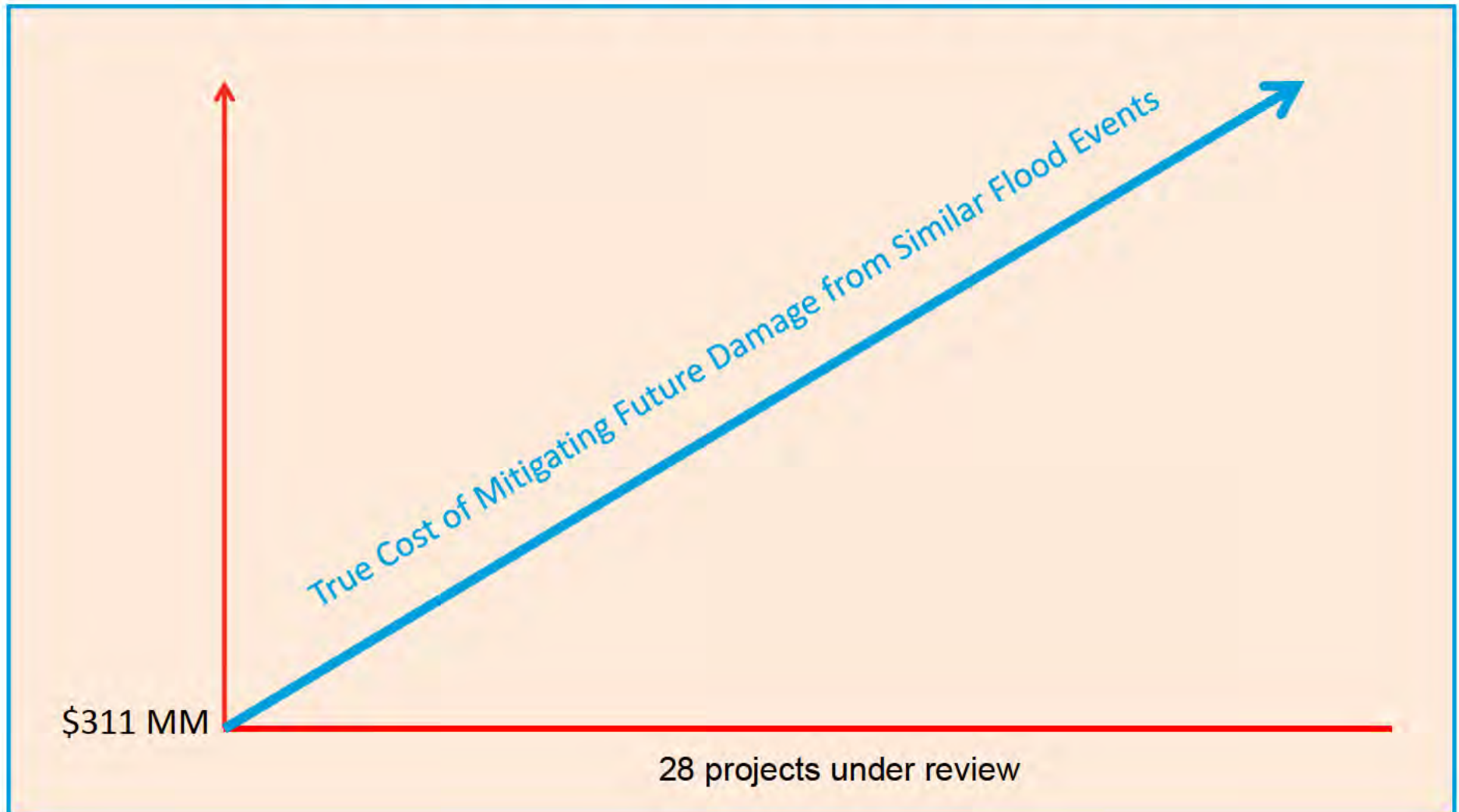


## Summary of Unmet Need by Category



**Unmet Needs**

# What We Don't Know



## Unmet Housing Needs

Estimated Impact	\$524,689,073.17
Funds Made Available	\$485,893,109.12
<b>Unmet Need</b>	<b>\$38,795,964.05</b>

Numbers subject to change as new data becomes available  
(Currently based on FEMA IA, SBA Disaster Loans, National Flood Insurance)

# Unmet Housing Needs Details

Housing	
<b>Impact</b>	
FEMA <sup>*</sup> Estimate	\$ 174,454,055.26
NFIP <sup>**</sup> Claims	\$ 350,235,017.91
Total Housing Impact	\$ 524,689,073.17
<b>Funds Made Available</b>	
FEMA Assistance & SBA <sup>***</sup> Loans	\$ 135,658,091.21
NFIP Claims	\$ 350,235,017.91
Total Housing Funds Made Av.	\$ 485,893,109.12
<b>Housing Unmet Need</b>	\$ 38,795,964.05

\*FEMA: Federal Emergency Management Agency

\*\*NFIP: National Flood Insurance Program

\*\*\*Small Business Association



## Unmet Infrastructure Needs

Estimated Impact	\$21,201,826.41
Funds Made Available	\$1,239,771.80
<b>Unmet Need</b>	<b>\$19,962,054.61</b>

Numbers subject to change as new data becomes available  
(Currently based on FEMA Individual Assistance, SBA Disaster Loans, National Flood Insurance)

# Unmet Infrastructure Needs Details

Infrastructure	
<b>Impact</b>	
FEMA PA* Claims	\$ 21,201,826.41
Total Infrastructure Impact	\$ 21,201,826.41
<b>Funds Made Available</b>	
FEMA PA Paid	\$ 1,239,771.80
Total Infrastructure Funds Made Av.	\$ 1,239,771.80
<b>Infrastructure Unmet Need</b>	\$ 19,962,054.61

\*FEMA PA : Federal Emergency Management Agency Public Assistance

## Unmet Economic Needs

Estimated Impact	\$4,022,000.00
Funds Made Available	\$4,022,000.00
<b>Unmet Need</b>	<b>\$0.00</b>

Numbers subject to change as new data becomes available  
(Currently based on FEMA IA, SBA Disaster Loans, National Flood Insurance, Workforce Commission)



# Unmet Economic Needs Details

<b>Economic Development</b>	
<b>Impact</b>	
SBA* Business Claims	\$4,022,000.00
<b>Total Economic Impact</b>	<b>\$4,022,000.00</b>
<b>Funds Made Available</b>	
SBA* Business Claims	\$ 4,022,000.00
<b>Total Economic Funds Made Av.</b>	<b>\$ 4,022,000.00</b>
<b>Infrastructure Unmet Need</b>	<b>\$0.00</b>

\*Small Business Association



# GRANT PROCESS

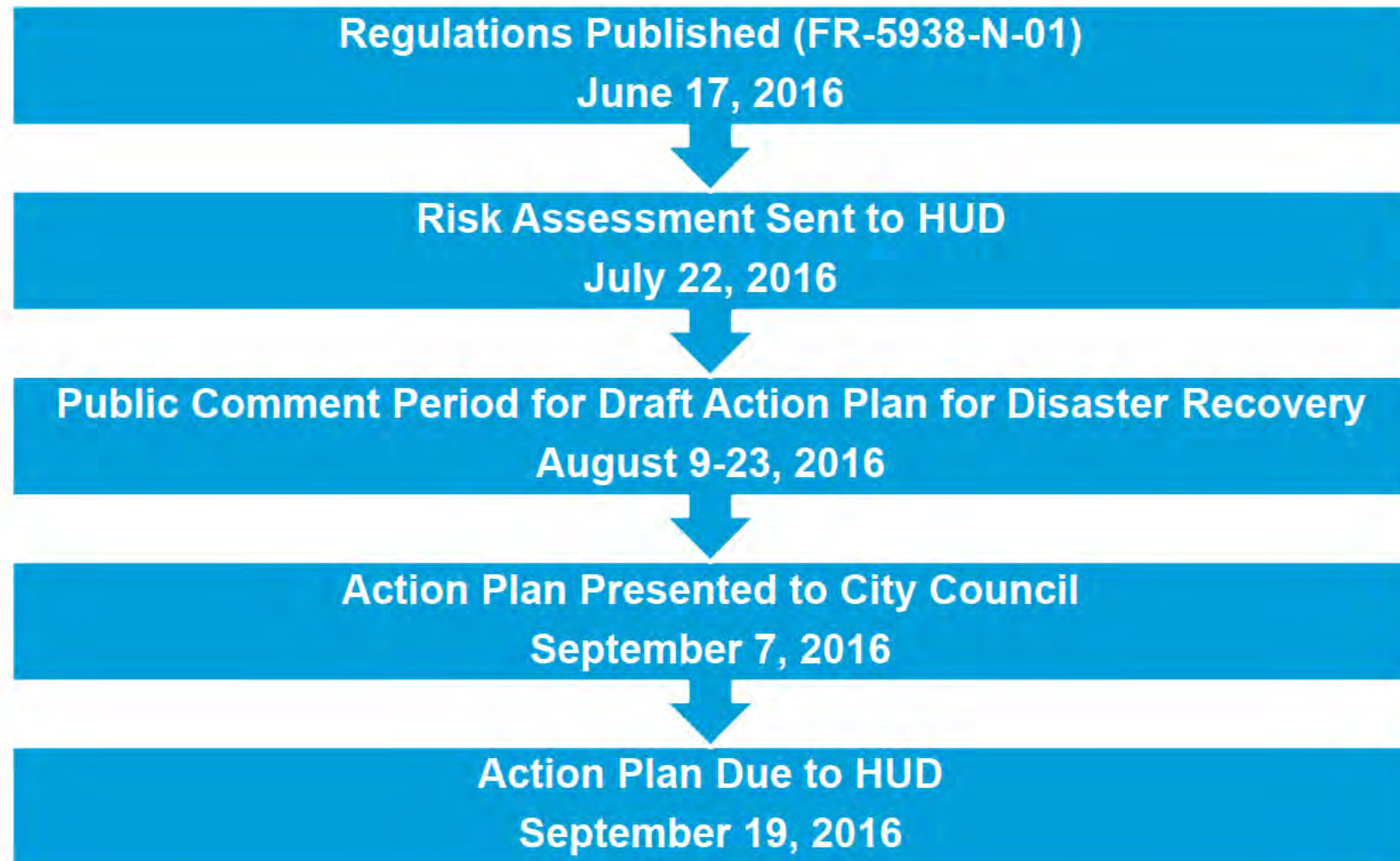


# CDBG - Disaster Recovery for 2015 Flood Events

## Use of Funds

- Disaster relief
- Long-term recovery
- Restoration of infrastructure and housing
- Economic revitalization

## CDBG-DR15 Grant Process





# Location of Documents

The screenshot shows the official website of the City of Houston, specifically the Housing and Community Development Department (HCDD) page for the 2015 Flood Events Disaster Recovery. The page features a header with the City of Houston logo and navigation links. The main content area includes a welcome message, a breadcrumb trail, and a section titled 'HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'. Below this, there is a detailed description of the 2015 Flood Events Disaster Recovery, mentioning the impact of severe flooding and the federal assistance provided. A list of '2015 Flood Recovery Action Plans and Related Documents' is provided, including 'Needs Assessment Draft (coming soon)' and 'Action Plan Draft'. A section for '2015 Flood Recovery Citizen Participation Opportunities' is also present, with contact information for questions and document requests. On the right side, there are two columns of links: 'KEY HCDD SERVICES' and 'HOUSING DEPT. LINKS'.

**HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT**

2015 Flood Events Disaster Recovery

During Memorial Day weekend and Halloween weekend, 2015, Houston experienced severe flooding from storms that impacted multiple Texas counties. On May 29, 2015 and on November 25, 2015, President Barack Obama declared a major disaster existed in those counties. These disasters, referenced by FEMA as the Texas Severe Storms, Tornadoes, Straight-line Winds and Flooding (DR-4223 and DR-4245), paved the way for federal assistance to the impacted areas.

On February 29, 2016, HUD announced the award of \$66.56 million to the City of Houston to address unmet housing, infrastructure and business needs in the areas recovering from the 2015 floods. HUD provides flexible grants to help cities, counties and states recover from presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

**2015 Flood Recovery Action Plans and Related Documents**

- Needs Assessment Draft (coming soon)
- Action Plan Draft

**2015 Flood Recovery Citizen Participation Opportunities**

To ask a question, submit a comment, or request a translation of a document, please contact 832.394.6200 or [2015FloodEvents@houstontx.gov](mailto:2015FloodEvents@houstontx.gov)

Para hacer una pregunta, enviar un comentario, o solicitar una traducción de un documento, por favor póngase en contacto al

**KEY HCDD SERVICES**

- Housing Dept. Home Page
- Disaster Recovery - Hurricane Ike
- Disaster Recovery - 2015 Flood Events**
- Home Repair Programs
- Homebuyer Assistance Program
- Homelessness
- HOPWA
- Multifamily Housing Communities
- Public Facilities
- Public Services

**HOUSING DEPT. LINKS**

- Housing Dept. Home Page
- About the Director
- Communications / Press Releases

- Action Plan
- Needs Assessment
- Other Related Documents

**[HoustonTX.gov/housing/2015\\_Flood\\_Events\\_Recovery](http://HoustonTX.gov/housing/2015_Flood_Events_Recovery)**



# CDBG-DR15 Funding Requirements

## Benefit

- Minimum of 70% of funding must benefit low- and moderate-income persons

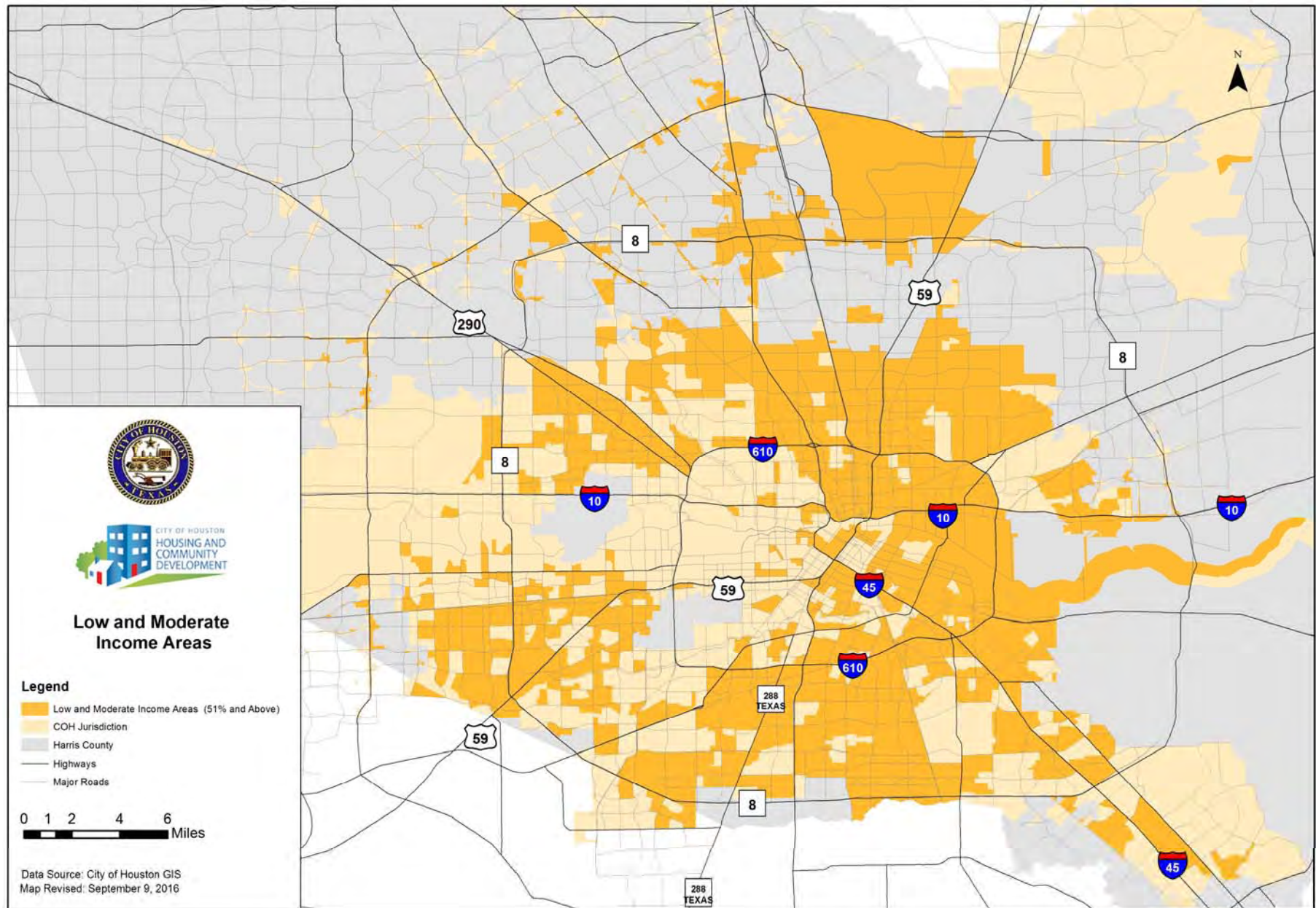
## Categories

- Housing
- Infrastructure
- Economic development

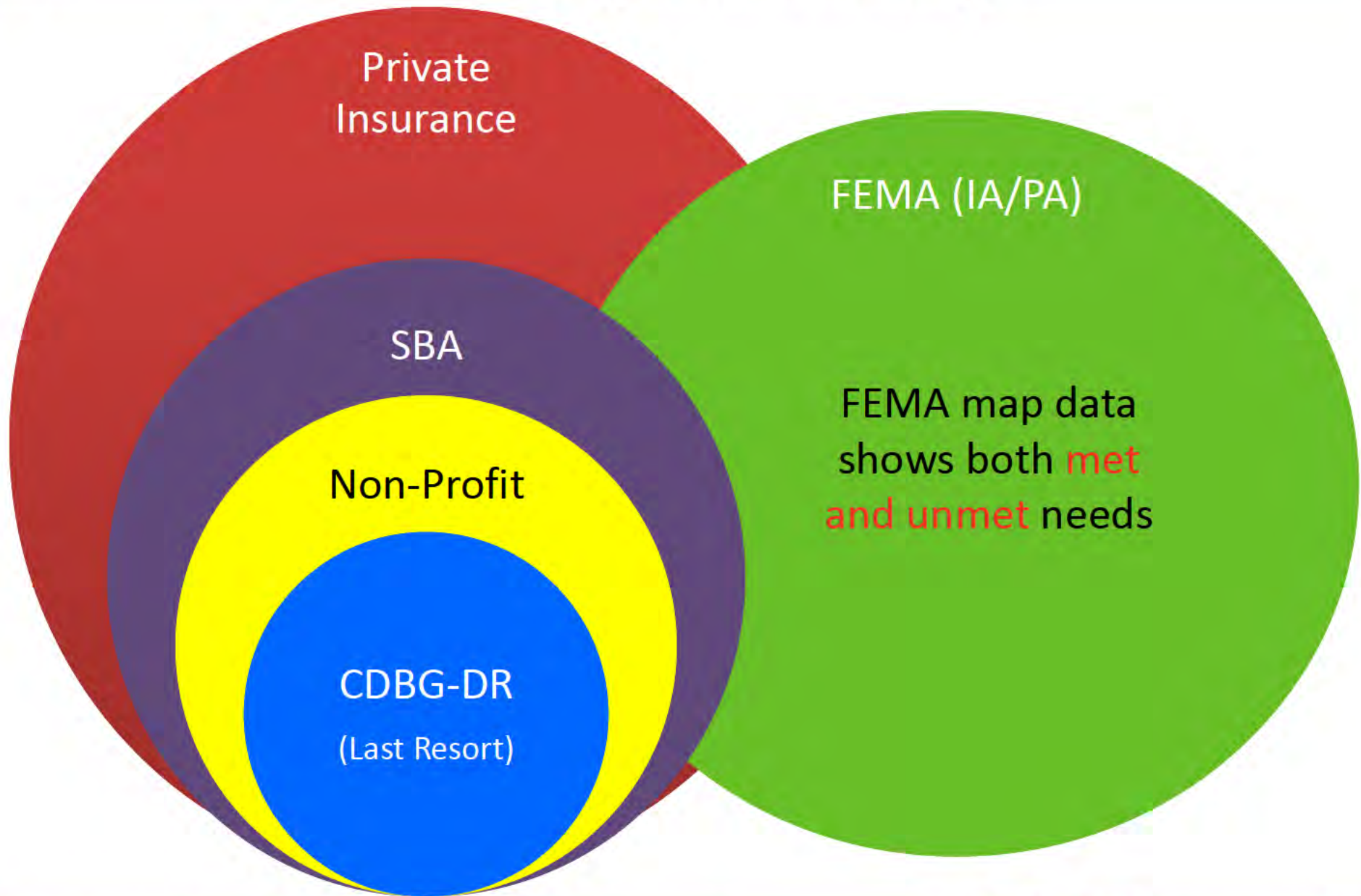
## Expenditure

- Must spend 100% of allocation within 6 years

# Houston Low- to Moderate-Income Areas

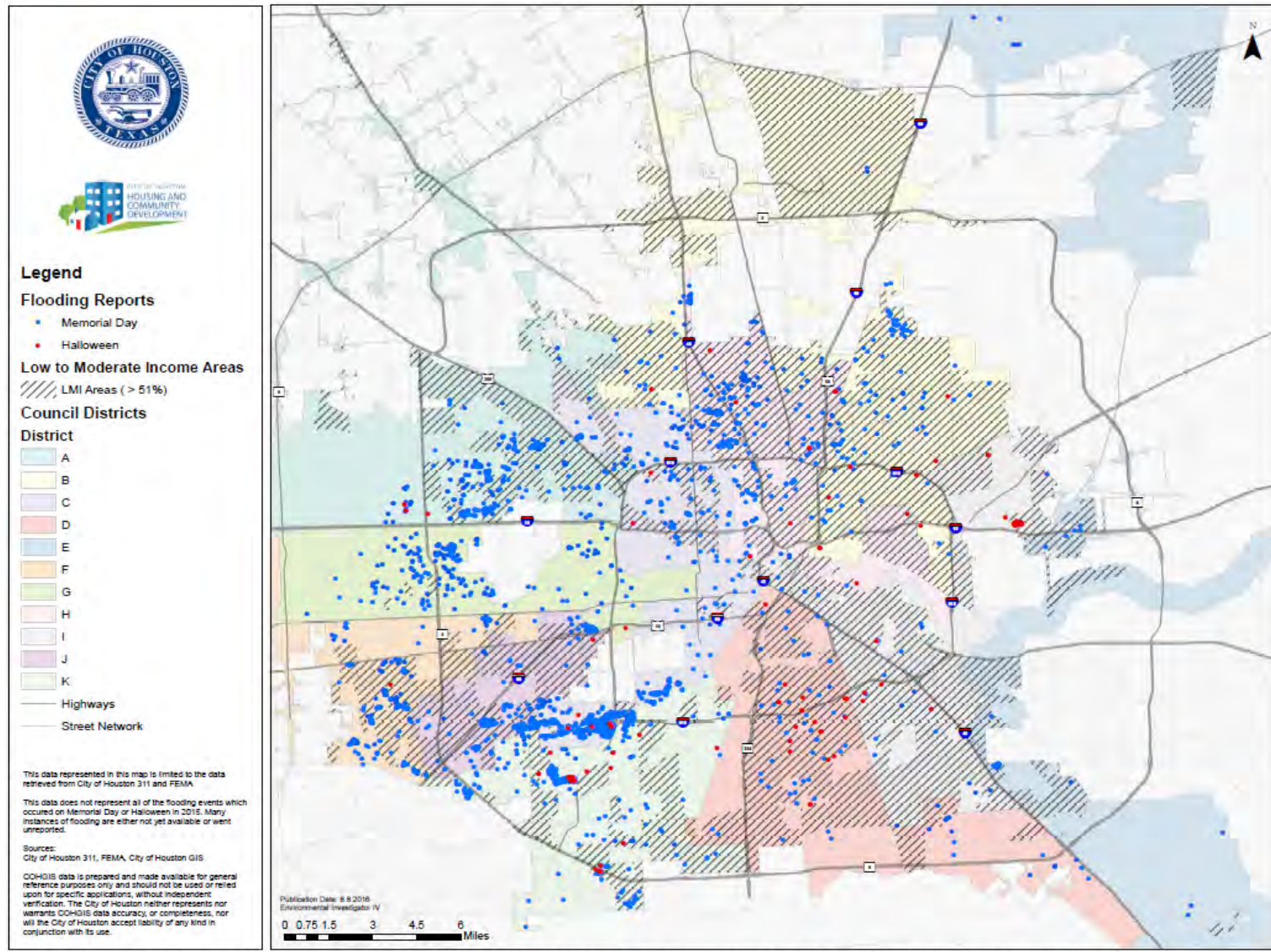


# Funding Hierarchy

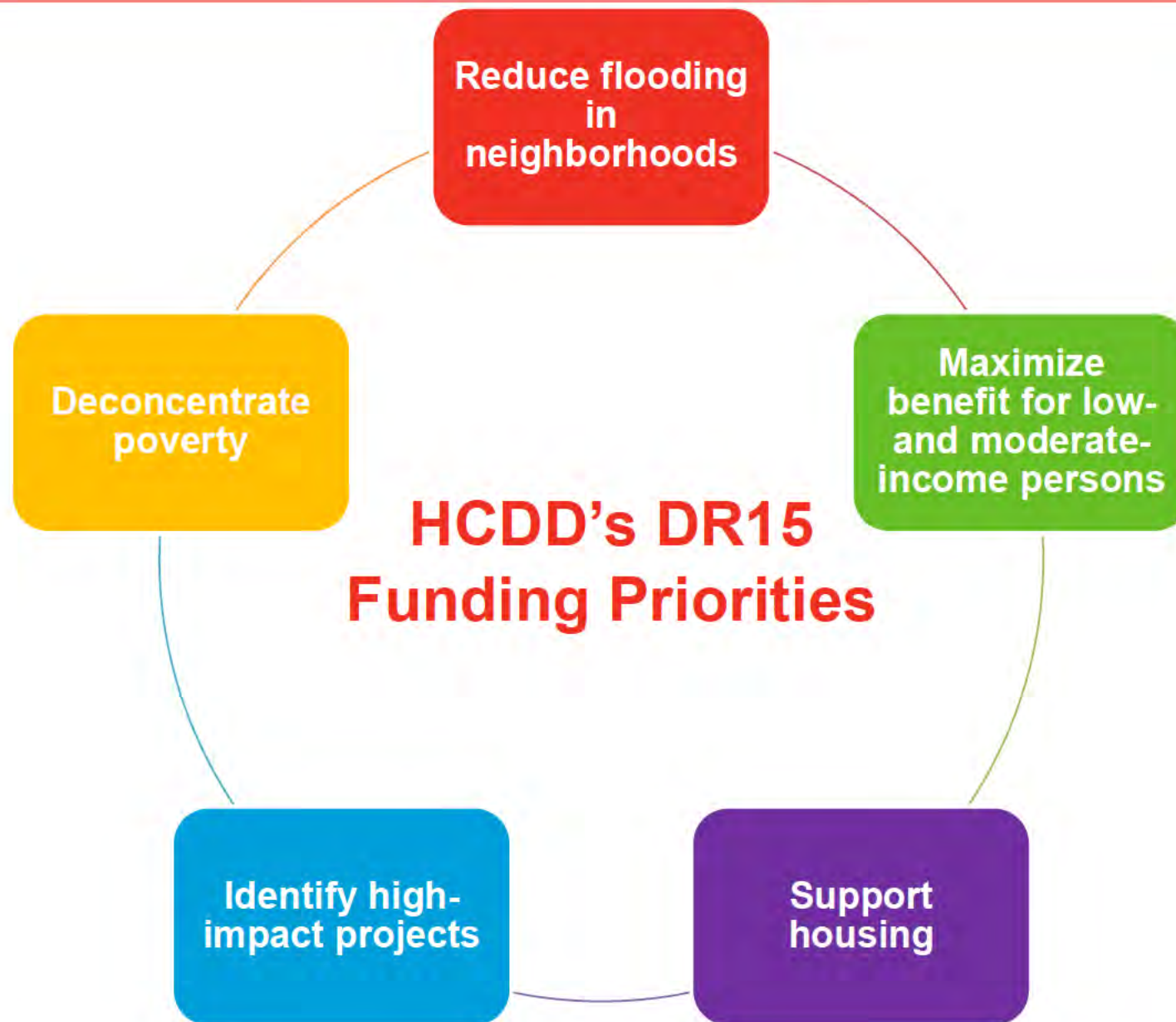




## 2015 Memorial Day & Halloween Flooding Reports within LMI Areas and Council Districts







# Budget Allocation

CDBG-DR15	AMOUNT
Public Facilities and Improvements / Infrastructure	\$51,232,000
Acquisition	\$10,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>TOTAL</b>	<b>\$66,560,000</b>



# Possible Projects



## Public facilities

- Drainage
- Ditches
- Greenspace
- Green streets / Low impact development



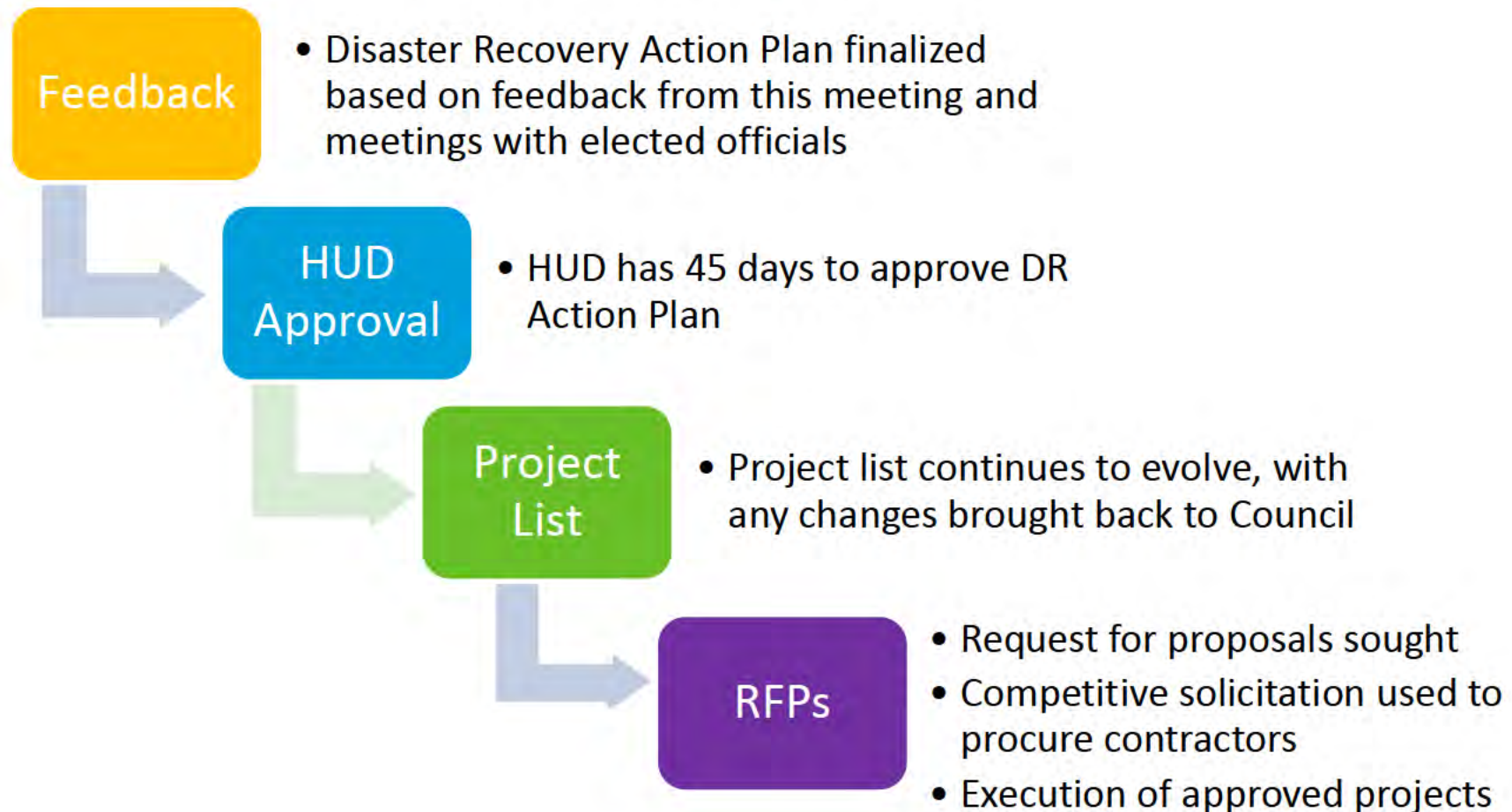
## Acquisition

- Buyout and demo of blighted multifamily properties





# What Happens Next?



# Economic Opportunities

**Small and  
minority  
owned  
contractors**

**Monitor HCDD's website  
for economic  
opportunities:**

- **Section 3 and other  
programs**

**[HoustonTX.gov/housing/2015\\_Flood\\_Events\\_Recovery](http://HoustonTX.gov/housing/2015_Flood_Events_Recovery)**

**City will provide:**

- **Training and technical  
assistance for  
businesses wishing to  
participate**

# Fair Housing





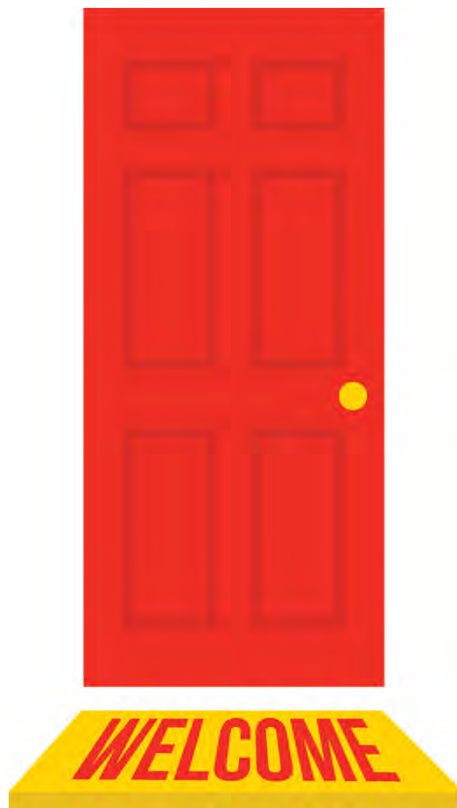
# Why Is Fair Housing So Important?





# Fair Housing Act

The Fair Housing Act prohibits discrimination against any of the following protected classes:



- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap / Disability

## Fair Housing Act Prohibits:

Discrimination  
in the  
rental or sale  
of housing

Discrimination  
in the terms,  
conditions,  
privileges,  
services or  
facilities of  
housing

Making,  
printing or  
publishing  
discriminatory  
advertisements

Representing  
that housing is  
unavailable to a  
protected class  
when housing  
is actually  
available

# Action Plan for Disaster Recovery Public Hearing

## Public Comments



# Three Ways to Let Your Voice Be Heard

# 1

Present your  
comments at  
the Public  
Hearing

# 2

Write a letter to  
HCDD, 601 Sawyer,  
4<sup>th</sup> Floor, Houston, TX  
77007 Attn: Mary Itz,  
Planning and Grants  
Management

# 3

Send an email to  
[Mary.Itz@HoustonTX.gov](mailto:Mary.Itz@HoustonTX.gov)

## Comments accepted through August 23rd

Testimony and responses to comments will be posted on our website  
[HoustonTX.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://HoustonTX.gov/housing/2015_Flood_Events_Recovery.html)





@HoustonHCDD

## **APPENDIX E TRANSCRIPT OF PROCEEDINGS**

City of Houston Housing and Community Development Department.

Public hearing

Action Plan for Disaster Recovery -- 2015 flood events.

NOTE: The following transcript was written for Communication Access Realtime Translation (C.A.R.T.) purposes and is not intended to be a verbatim, certified transcript of these proceedings:

### **P R O C E E D I N G S**

>> MR. BYNAM: Can we get everyone seated, please.

>> MS. SCOTT: Thank you, ladies and gentlemen. Can I have your attention, please.

If I can have your attention, we're about to start the hearing on this evening. The public hearing for the action plan for disaster recovery for the 2015 flood events.

I'm Brenda Scott, the Deputy Director in the Department of Housing and Community Development for Planning and Grants Management, Compliance and Records Administration.

Seated to my left we have Council Member Laster. We have Assistant Director of Compliance in the housing department, Mr. Keith Bynam. And we have Council Member Green. Council Member Davis is in the audience. And our new Interim Director, Mr. Thomas Tom McCasland. He will be presenting the lion's share of this presentation on this evening. Mr. Bynam will get us started with some clarification and giving us some information on the purpose of this hearing.

I will come back as your public hearing officer, but before I do, we'll take a three minute break. We thank you for coming.

>> MR. BYNAM: Thank you once again. Good evening everyone. I want to thank you on behalf of the Housing and Community Development Department. I want to thank you for coming out and giving us your time this evening. Before we get started I want to tell that you it takes a great amount of effort and work on behalf of our staff to put this event on. So I want to acknowledge all the members

of our staff who had a hand in putting this event on today. Most of them may be out in the foyer getting everyone checked in.

So if any members of the housing and community development are in the room, would you just stand and wave your hands so we can acknowledge your hard work. [APPLAUSE]

>> MR. BYNAM: Thank you. The purpose of this public hearing -- and before I do that -- we also have a Spanish language interpreter, Luis Medina, is here if you need an interpreter. So we do have that available for you.

The purpose of the public hearing is to give Houstonians an opportunity to get involved in the development of the action plan for the disaster recovery. The purpose -- the format that we will be following this evening, we will present data and information.

You will give thoughts, concerns, comments about how the disasters impacted your family and your community. Your feedback will inform our process. Your comments will become part of the action plan. This is typically not a question and answer format. However, we will provide clarity and short answers where possible. You may be directed to subject matter experts in the room. And we have a number of them who'll be here to provide that clarity.

So at this point I will now turn it over to our director, Tom McCasland who will give you an overview of the program.

>> MR. McCASLAND: Thank you, Keith. I think I'm mic'ed. If I stand here hopefully there won't be any reverb. If I do, push me back.

Welcome, and this is an opportunity for us to hear from you, the public, about the comments as we put together an action plan. Later in the program, you will see the very condensed timeline that we are on. So we are coming to you for our formal hearing today. When we have your comments and your suggestions and when we've heard from the public elected officials, we'll be back to you for additional comments. There will be an additional community meeting that goes beyond what HUD requires from us. So we want this to be a back and forth. We want to get as much communication from you, but very quickly we'll get through these slides so we can get to the important part of the meeting which is hearing from the folks who are here today.

As everyone knows, we suffered two major storms in 2015, the Memorial Day flood and -- which if we can progress through these. You can see \$518 million of

damage on that, and then on the Halloween storm flood in October, 27 million, almost \$28 million of damage to both housing and infrastructure is what we've estimated so far. Combined, 545 million, almost \$546 million from both floods. So Texas collectively is getting \$142 million to address recovery from both of these events in 2015. You can see the breakdown of where that money is going and Houston is -- has been invited to apply for \$66.5 million of the money that is coming to Texas.

Potential uses -- and we'll get into more detail as we go on -- these CDBG-DR funds are for unmet needs. The housing, infrastructure and economic development pieces of what we identify as unmet needs. From housing, you have multi-family, public housing and single family. On the economy side, what we're looking for in terms of unmet needs is unemployment caused by the storms, small business damage, production impact caused by the storms and then on infrastructure -- drainage, roads, bridges, critical infrastructure, water and wastewater.

So the funding -- the first step is private insurance that comes in. FEMA comes in after that. The Small Business Association loans come in after that and then you have your nonprofits. That little blue dot in the middle is what we're talking about today, the \$66.5 million of what is estimated to be for unmet needs that have not already been met by the other areas.

So assessing unmet needs, one of the things I've learned -- and in case anyone here doesn't realize, I think two weeks -- not quite two and a half weeks after I got here we actually made our first submission to HUD on this. So I came in. There was a great team in place. I very quickly was trying to get up to speed on everything that was happening around this application.

One of the first things we learned was we don't have a lot of good data on where those unmet needs are. We have to assess that. In the past, we were given money. We were able to go out and find the unmet needs and then spend the money on those unmet needs. In this case, HUD is wanting to know up front where those unmet needs are and where we plan to spend the money. So that is part of the challenge that we are facing in this process. And you are a critical part of helping us solve those problems.

So moving forward, here is how we calculated the amount of unmet need. It's not identifying where it is, but the amount. You have the total disaster-related impact, and this is coming from two different sources that you'll see on the next slide.



And then the assistance that's been received so far. Based upon this calculation, we have currently economic development at zero dollars of unmet need. We'll drill down in the data in a minute. Almost \$20 million in infrastructure unmet need and housing unmet need at just about 39 million dollars.

One of the things that also became apparent is when we're talking about unmet need, it's returning our infrastructure to the point that it was before the storm. And it's returning our housing to the point that it was before the storm. And I think everyone in the room understands that that's not our ultimate goal is getting infrastructure back to the place that it was before the storm. Our goal is getting infrastructure on the ground so that the houses don't flood again next time it rains this way. And that's our commitment. And you will see a little bit more of that going forward.

So where these numbers come from -- the estimated impact on housing, \$524 million, funds made available, 485, which gives you your 38 almost \$39 million. These numbers come -- you can see the sources of that. Here we have the various housing impact. FEMA and then the National Flood Insurance Program is where these numbers are coming from. If anyone wants us to slow us down -- I'll keep rolling through these numbers so we can get through the presentation and on to the hearing process.

So going to infrastructure needs -- estimated impact, 212 million. Funds made available -- 1.2 -- 19, almost \$20 million of infrastructure needs remaining. Similarly, we have the source of the funds -- the FEMA there -- and I'm sorry the PA is public assistance funds. And then the money that's come in so far, so a lot less coming in on infrastructure based upon the numbers that we have. And these numbers may change. We've got a batch of data in today -- was it earlier today, Ms. Scott?

>> MS. SCOTT: We did.

>> MR. McCASLAND: And as we get better numbers, these numbers may fluctuate. I want to be clear about that because we are in the process of collecting this from a variety of sources.

Economic needs -- estimated impact, just over 4 million. Funds made available, just over 4 million. There wasn't much -- there was no discernible difference in unemployment claims based upon the flood. And so if these are bad numbers and you have better numbers for us, this is an opportunity for you to point us in the direction of where we can find better numbers in terms of the flood impact on the

local economy that doesn't relate to the infrastructure and doesn't relate to the housing.

So the grant process -- the use of these funds is for disaster relief, long term recovery, restoration of infrastructure and housing and economic revitalization. Here is our process: The regulations were published June of 2016. Just about a month later, we submitted our risk assessment. We're in the middle of our comment period now. We're going to have our action plan to city council on September 7th. And we have to have the full plan due to HUD September 19th. So when I say this is a condensed process, this is HUD's process that they imposed on us. It's not ideal, but we're going to do our absolute best to comply with it and do it in a way that makes sure that there is give and take between us and the community.

In terms of -- if you can go back to that slide -- in terms of getting the city council, that's the date we had to be there in order to make sure that we would get the approval by the submission deadline. We're not pushing that up any more than we absolutely have to. Once our plan is in front of city council, we haven't got a location yet, but we're going to schedule another community meeting, not a formal hearing, but another community meeting like this to receive feedback on what has been presented to city council. Because while the folks who are actually going to be making the decisions are sitting behind me, I think it's likely that that actually gets approved on September 14th, not on September 7th. Regardless, even after it's sent to HUD, there is still opportunity for us to continue to make edits and revisions, and for the community to continue to give us feedback on this.

Just so you know, we'll have this information up later. All of these documents relating to the process are on our website and the action plan in its current form is there. The need assessment is there and any other related documents will be there as we move through this process and that's the actual url for where the documents are located.

So a little bit more into the details. One of the requirements from HUD is that 70 percent of these funds -- a minimum of 70 percent of these funds are spent in the low to moderate income persons which means in low and moderate income neighborhoods. What that means is 80 percent area median income and below.

And we'll come back to that. Categories -- housing, infrastructure and economic development we already mentioned. And then a firm deadline -- this is different

from some of the other disaster recovery we've received. A very firm deadline in terms of spending all of the money within six years.

We have a map here that shows you where your low and moderate income areas are. I realize that it's not a zoom in, but if we were to zoom in, and I'm just going to lay something out on the table so that we can all be aware of it and be working around the issues and hearing your feedback on it.

One of the areas that had the biggest impact, which is Meyerland, is not in the low and moderate income neighborhood. And so one of the things we're looking for is how do we spend the money in a way that is in a low and moderate income neighborhood, but also benefits neighborhoods like Meyerland that were heavily impacted in this flood.

And that's a question that we're asking ourselves and a question we'd love to have some feedback on. So the funding hierarchy, we've already talked about. That green dot there is where most of our data is coming from in terms of where met and unmet needs are. So these are FEMA data. It doesn't mean that these are unmet needs, but it's using the FEMA data and there you see the blue dots of where the focus of the impact is scattered throughout the city, but of course the real concentration was up and down Brays Bayou.

So what are some of our priorities? I've already mentioned them, but we want to reduce flooding in neighborhoods. We hope that after this money gets spent, homes that would have flooded don't flood anymore. We want to maximize the benefit for low and moderate income persons because this is an obligation that we're under from HUD. We want to support housing.

We can spend some of these dollars on housing, but if we're spending dollars on housing, and putting them into neighborhoods that are going to flood again, what have we done? Now this is not part of this presentation, but it will be part of our ultimate application to HUD, I'm working on a separate source of funds that will likely total about \$120 million that will be focused specifically on single family home ownership. If we spend all of our money here on infrastructure and we have a similar fund, moving alongside, to work on single family home ownership for low and moderate income neighborhoods, I think that's a way that we can push two programs forward at the same time, but our key is to support housing. It doesn't have to be building the housing, but in here we can be supporting housing to make sure that there is infrastructure in place so that the houses don't flood.

We want to identify high impact projects. Projects that will have the best return for the dollars that we're spending and then to the extent that we can find projects where there is good detention, good flood mitigation opportunities that are tied back to deconcentrating poverty or buyouts of very low level apartment complexes. We're looking for other opportunities as well.

The budget allocation right now as it stands in the budget, we have 51 million in public facilities, 10 million in acquisition, 2 million in planning, 3.3 in administration. My goal is to have projects identified that our planning and administration can be shrunk and more of those dollars can be going into projects but that's the goal we have right now.

This right as it stands is the amount that's allowable by HUD. And I'm always trying to shrink our administrative costs and making sure we're putting more of those dollars into the projects. This is a draft. And I want to be abundantly clear. Right now we don't have money in housing, and we don't have money in economic development. If that's something you think is wrong, come talk to us about it; but know that the only way I'll let this go forward without having money in housing is I have a firm commitment on this other source of funds that can move alongside of the infrastructure dollars that we have going in. The other source of funds is citywide. So I'd be working on single family home ownership citywide using a 120 million-dollar source of funds. Again, not the topic and focus today, but I want you to know that in terms of the dollars and the way this is allocated.

Possible projects -- these are the projects -- the kinds of projects we're looking for and the kinds of projects we want you to be helping us brainstorm about. If there is something up here you think we need to be focused on that isn't up there, let us know. Drainage, ditches, green space -- that should have been detention and green space. Green streets, low impact development, acquisition is on the buyout and demo of multi-family, but doing that in a way that has a positive impact on reducing flooding.

Our next steps -- we're looking for feedback tonight. Feedback from folks who are here and then ongoing meetings with city council members as well as other elected officials who are ultimately going to be making the decision on the plan that moves forward.

Once we have that, we'll be moving the plan to HUD. They have 45 days for the approval process. The project list will continue to evolve through this process because we simply don't -- I can't tell you that the list on September 7th is going to



be the final, final list. But we are going to be working as hard as we can to put that in place and continue to receive community feedback. And once we have those projects in place, our fees go out, the requests for proposals.

Economic development -- of course there is going to be -- someone has to do the work here and one of the things that we want to make sure that we have is opportunities for small and minority-owned businesses to apply and do some of this work. And as a part of that -- and this will likely go into either -- I think its in the administrative line as opposed to economic development line -- we want to have good training and technical assistance for businesses wishing to apply. We know it's a nightmare -- I should not be saying this publicly, but sometimes it's a nightmare to do business with governments, especially when the federal government is involved.

I've been working in government for a while and I know that that's true. So we want to be able to provide as much assistance as possible to the businesses who want to do -- come to the organization -- come to us and do business so make sure they know how to comply with Davis Bacon requirements and the Section 3 requirements and all the other things that are sometimes cumbersome for small businesses to do.

Fair housing -- I understand this is not part of this particular process, but is an important issue and something that HUD wants us to address at all of these hearings. So why is it important to this particular process? All of these opportunities -- all of the opportunities that we want in terms of making our city one city, rather than the two cities that we currently have that the mayor refers to, a lot of that gets started with housing. And the social, cultural, educational and employment opportunities, medical services, recreation and entertainment that surround the communities that we're trying to develop.

We want to be doing that in a way that truly is moving us towards a city with complete communities if we're putting affordable homes into those neighborhoods, making sure that the schools are great.

In terms of the Fair Housing Act, just a reminder for everyone, it prohibits discrimination against the following protected classes, race, color, national origin, religion, sex, familial status, handicap and disability.

And then these are the areas that it prohibits, discrimination in rental or sale of housing, discrimination in terms of conditions, privileges or services or facilities of

housing, making, printing or publishing discriminatory advertisements representing that housing is unavailable to protected classes when housing is actually available.

You'll notice that most of those are things that we are not supposed to be doing, and we want to be stopping, but I also want to acknowledge that as a governmental entity, I have an obligation to actively further fair housing and to take steps that furthers that goal, and I'm deeply committed to that as well. So that ends our presentation. And I guess we are going to have a three minute break?

>> MS. SCOTT: We're going to have a three minute break and we'll come back and begin the hearing.

>> MR. McCASLAND: A quick break and then we'll come back for the public comment.

(Recess -- 3 minutes)

(bell ringing)

>> MS. SCOTT: Thank you, ladies and gentlemen. We're about to get started with our hearing. I just want to go over the rules of engagement briefly. When you entered, each of you should have a sheet with the general guidelines. I'm not going to read this, but I will just point out some things that I believe are important here for us to remember this evening.

Please turn off your cell phones or put them on vibrate. If you want to speak, we ask that you sign the speaker's list. Each speaker is allowed three minutes to give their testimony. If you know that you have far more than three minutes of testimony, we ask that you write your comments down and write them down -- we will get you an answer back in writing.

As we stated before we began this process that typically this is not a Q. and A. format, but we will provide clarification and short answers where possible. And we may even direct you to some of the subject matter experts in the room.

Before we begin the actual hearing, we want to allow our council members an opportunity to speak with their constituents beginning with Council Member Green.

>> CM GREEN: Thank you. Can y'all hear me? Good evening. And first of all, let me thank Tom and the housing department for hosting this public hearing. I do appreciate the opportunity to find solutions and to work to see if we can curtail some of the flooding that continues to exist at least in District K.

We've had challenges along South Braeswood as well as the Westbury area and some in the Brays Oaks area. And so I know the Brays Oaks Management District will be providing testimony this evening to talk about solutions. I know that they've hired an outside engineering firm to talk about mitigation, not only for the Brays Oaks area, but also mitigation that will assist Westbury, additional flooding. I think we had how many homes in Westbury that flooded, Becky?

>> AUDIENCE MEMBER: 415 in May and another 450 in October.

>> CM GREEN: As you can hear we have challenges with that. I support the Brays Oaks Management District plan that will be submitted and what it will request will be additional detention for the area and also an opportunity to mitigate water flowing into Brays Bayou. As you know, Project Brays is still in construction and not completed and so I know as you gave your presentation looking for an opportunity to mitigate flooding in Meyerland as well as South Braeswood because they are not in those low mod areas is also something that's interesting. We think that providing additional regional detention along the Fondren channel and others will allow us the opportunity to mitigate not only flooding in Westbury, those 400 homes, but also flooding in Meyerland and South Braeswood.

So I believe those residents are here tonight. I believe you'll hear from them. I believe you'll hear from the Brays Oaks Management District on the plans that we will submit on behalf of our residents to you and to the mayor, and we look forward to working with you throughout this process. Thank you.

>> MS. SCOTT: Council Member Davis.

>> CM DAVIS: I just have a question. When was this sent out to the constituents -- the notification about the meeting?

>> MS. SCOTT: The notification -- the notification about this meeting was sent out 14 days ago.

>> CM DAVIS: Did we put it on the city's website?

>> MS. SCOTT: We sent it out through 16 different mechanisms. It was on the housing department's website. It was in the Houston Chronicle --

>> CM DAVIS: So basically business as usual?

>> MS. SCOTT: Actually we had --

>> CM DAVIS: I look in the crowd and I don't see any -- is there anyone from District B here? Okay, I don't see anyone from District B and I've been here for four years saying the same thing. We cannot continue to do business as usual. I looked at the presentation of the data -- and it's data that's probably not going to come from us supporting flooding issues in District B. And so I'm a little bit upset. Let me take that back, I'm very upset and very disappointed because we have, you

know, I just found out about the meeting this week, and we were on a break week this week. And so this is, to me, unacceptable. And I have no one here to voice our opinions. So I'm here to take notes and to make sure we're going to be here for the second meeting since it's not a hearing. Because I concur with some of the information, but I strongly disagree with some of the information and how we're going to put our procedure and putting some of the money towards certain areas because if I'm not mistaken, the federal -- HUD allows more avenues to affect communities than just infrastructure and housing.  
[APPLAUSE]

>> MS. SCOTT: Thank you, Council Member.

>> CM LASTER: Good evening, my name is Council Member Mike Laster. And I have the honor of serving District J in southwest Houston, District J and K are a boundary to each other. In large part a number of our neighborhoods have been affected over these multiple flood events like to the north of Brays Bayou and to the east of Hillcroft.

I want to welcome you here this evening. I'm glad to see as many of you that could make it on such short notice. I share Council Member Davis' concern about the notice process and how it was administered. All of the Council Members before you today received that information at the very last minute, otherwise, we would have done more. I am heartened in this instance that this is the beginning of the conversation. It's not the end, and it won't be the finality of the conversation.

As you are here this evening or as you may travel back to your respective communities or as Council Member Davis has indicated, there will be other opportunities, I'm told, and guaranteeing at least one -- an opportunity to weigh in and have some additional conversations and information.

The most current planned next meeting that you will have the opportunity to hear this data and say something about it will be this coming Tuesday morning. That will be August the 23rd, at the regularly scheduled Housing and Community Development meeting at 10 a.m. Those meetings are held at City Hall and, again, you are more than welcome to attend those meetings. We do have a public comment section where you'll be able to make a comment at that point in time.

I want to thank all of the respective department heads, the respective department personnel from Housing and Community Development which in large part this burden has fallen upon them to administer this project. To the extent that much of this is information that has been provided to them at the last minute from the



federal government, again, I apologize to you. We will do everything we possibly can to inform the community of what is available and how soon it can be available, and I'm sure the three council members that you see here along with a number of our other colleagues will continue to ask for opportunities for your input into this process. Thank you for being here this evening. We look forward to hearing your comments and your concerns.

>> MS. SCOTT: Thank you, Council Member. We will start with our first speaker for this evening, Virginia Gregory.

>> MS. GREGORY: Good evening. Good evening, Council Members. I'm glad y'all could make it tonight. Three is better than nothing because of short notice on everything. I was going to tell you -- I was going to talk tonight about Item No. 9 on the agenda. It says how will the funds help protect us from future flooding? And under that category, I would say strategy is the best. If you don't want it to happen again, you stop it and you move forward. And in my case, in my neighborhood, which I'm representing the Spring Branch Civic Association, which is a little over 850 residences, about 250 plus had flood damage to their residences. Some others had damage to their outside structures, the garage, whatever. My suggestion is if you could just solve the problems of what I've submitted to Rebuild Houston, Dale Rudick, and just move forward, we wouldn't be in this position.

But number two, let me tell you something, in my particular area, we've got all these big developers that are doing everything at Memorial City and north and south of I-10, going from the Beltway all the way out to Blalock and isn't it funny, if you are a flood damaged person and you redo a certain amount of your house, you have to redo everything and bring everything up to current standards.

Isn't it amazing if you're a big developer and you bulldoze a former shopping center and you put all new on there, you're grandfathered. You're not required to have detention. You're not required to do this. You can elevate it, so you'll never get wet, so you're dumping all the water on all the residences. So most of the properties that are in the TIRZ 17 were done because they said it was a blighted area. It was not blighted, but the fact is they are turning the blight on us. Thank you very much.

>> MS. SCOTT: Thank you. Our next speaker is Mr. Ed Wolf.

>> MR. WOLF: Good evening. Thank you very much for the opportunity to speak. I think y'all have done an amazing job in a short period of time in pulling together the information.

I wanted to just point out two areas that I think we could have an impact on infrastructure. Infrastructure potentially could be impacted through a funding mechanism that would accelerate the projects that are already underway.

Harris County Flood Control District is reimbursing on an annualized basis by the federal government, but those dollars won't come for another five years extended. And the \$311 million that's out there, if a portion of this money could be used for an interest payment on bonds that could be issued to help accelerate those projects, then potentially we could meet the infrastructure needs and at least prevent a large portion of the flooding that would have occurred or would not have occurred had these projects been completed. And so that's one aspect that I'd like you to look into and see if it's a possibility.

The other thing that I was going to offer on behalf of the Houston Association of Realtors if there are areas that you need understanding of value in impacted areas so that we can help with the relocation of individuals that are impacted without the resources of FEMA and SBA and those other resources, we're happy to help you with data in relationship to housing costs, housing needs, and how that's affected. So please feel free to reach out to us in the next I guess week and we'll be happy to try to pull together some of that data for each of you.

And then the one other piece of this puzzle is those that were impacted economically, we may not know the end results of that yet. We're too close to the flood events to tell you that values have or have not been affected in some of these areas. And within the next six months, we'll know. We've got six years to spend this money. I would ask that you potentially reserve some of this money for economic impact, not yet identified. And if we can supply data or information from past flood events on real estate issues that occurred in an area that might need that socioeconomic help, we'll be happy to do that. But we need to look at the past and determine what that impact might be and then anticipate where we could reserve some of those economic dollars to help people in the near future. Thank you.

>> MS. SCOTT: Thank you, Mr. Wolf.

>> CM GREEN: Can I just respond to one point you said. Thank you and thank HAR for all you do. We appreciate it. One of the issues we have -- with the first point relative to perhaps using the dollars and going after bonds. Right now, the

federal government has not reimbursed Harris County Flood Control District about \$78 million. Okay? And that's been over a period of five years.

And so if we go out to the bond market or look at that, you know, there is no certainty when the feds are going to get their act together and get that money back to us so there is no time certainty, if you will, with regard to reimbursement or whether we will ever be reimbursed. So I appreciate the option, but I do want you to understand and I want HAR to understand that Harris County Flood Control -- had the Feds reimbursed the Harris County Flood Control District, Project Brays would have been completed by now and that's what is throwing it all off schedule. White Oak -- all these Harris County Flood Control projects is because of the stall -- the stall that we had on the federal level.

>> MR. WOLF: It needs to come with a federal commitment. I agree completely.

>> MS. SCOTT: Thank you. Next speaker, Richard Rodriguez.

>> MR. RODRIGUEZ: Greetings. Thank you fellow -- thank you to the Council Members who are here today. My name is Richard Rodriguez. I'm the Executive Director of the Brays Oaks Management District, comprised of 16 square miles in southwest Houston and we are in both Districts J and K. Just earlier this year, this management district took upon itself to form a new committee, an infrastructure committee, because we recognize that the biggest impact to economic development in our district was flooding. So we feel -- we know that it's detrimental to the future development in our area. Going out with this committee, we hired two consultants, a hydrologist and an engineer to start looking at some of the things that could be improved in the district. We've identified very early on the size of infrastructure was undersized. Our stormwater infrastructure was undersized and we had a lot of subsidence in the area, but along that level we started inventorying those areas that could be used for future detention. It's somewhat serendipitous this opportunity has come along in that we've already started a lot of the legwork that's going to be needed as far as input. We've identified a few areas where -- that meet many of the mandates that were voiced earlier, both very low income multi-family, a vacant area for detention, and all along the Fondren diversion channel and Willow Water bayou trail it serves as a perfect storm in that we could reduce the flow of Brays Bayou in Meyerland and resolve some of the issues in Meyerland, and also because this is the area that we've identified is on the west side of Westbury, reduce the flow of flooding into Westbury because the -- we all know the water drains from the west to the east. So we are working with Council Member Green. We've already modeled some of this area. We're doing some more specific modeling using Harris County Flood Control's numbers to show the

visual impact. Just on our conservative numbers, we've been able to reduce flooding -- we will be able to reduce with these acquisitions flooding by two-thirds in Westbury alone.

So we think we meet the mandate of helping not only Meyerland, but Westbury and also reducing some of the blight of the low profile multi-family, and also serving by adding more regional detention. We look forward to working with council in the upcoming weeks and expect to have a comprehensive plan to you very shortly. Thank you.

>> MS. SCOTT: Thank you, Mr. Rodriguez. Ms. Sheryl Chambers.

>> MS. CHAMBERS: Thank you, Council Members. I appreciate this opportunity. I represent an agency that's doing long term disaster case management in Houston as well as Fort Bend and Liberty County. We have identified multiple homes that are not repairable. On your statistics here, it says that there are only two homes that were considered demolished. That is not a complete picture of what actually is occurring with these homes.

What we are finding is that the homes, while they appear to be structurally intact, the foundations are severely damaged due to soil erosion, due to water coming in multiple times, and we have houses that are cracking in half. So we have more than two homes that are unrepairable or that would be deemed demolishable.

We also have a concern with these statistics that FEMA and SBA don't -- these numbers don't, I don't believe, adequately reflect the amount of unmet need. Because we have clients that failed the fit test with SBA, which stands for failed income test. So they were not eligible for SBA from the very beginning. We have clients that for whatever reason FEMA said no, you're not eligible, and they still have homes that are damaged, but for whatever reason FEMA said you're not eligible.

So I feel like your unmet need number may be skewed somewhat based on the fact that many of the clients that we're serving never received anything from either of those entities or what they received was very minimal and was nowhere near what they need as far as their shortfall. So I just wanted to bring that to your attention. And I appreciate your time. Thank you.

>> CM LASTER: May I ask a question. Ma'am, would you identify the agency that you're working with if you could, if that's possible?

>> MS. CHAMBERS: I'm with Family Endeavors.

>> CM LASTER: Family Endeavors.



>> MS. CHAMBERS: Yes, we were assigned the disaster case management grant for the May 2015 flood.

>> CM LASTER: Assigned that by whom?

>> MS. CHAMBERS: By the State of Texas, by the Health And Human Services Commission.

>> CM LASTER: And you've left your contact information with the department here today?

>> MS. CHAMBERS: Yes, I have, sir.

>> CM LASTER: Thank you very much.

>> MS. SCOTT: Thank you, Ms. Chambers. Ms. Becky Edmondson.

>> MS. EDMONDSON: Thank you for this opportunity and thank you, Council Members, for being here. My name is Becky Edmondson, and I'm the president of the Westbury Civic Club and co-president of the Westbury Super Neighborhood. We're a big neighborhood. We have 5,000 homes, and a portion of our neighborhood is along the Willow Water Hole bayou which is in the Brays watershed and much like the Spring Branch -- I don't want to talk about that.

We had a lot of development to the west of us in the Fondren southwest area. Westbury and Meyerland were built in the '50's and '70's and '80's. The Fondren area was developed and their water, like Council Member Laster said, flows downhill towards us. And so we've been really just inundated with all this water. I had 450 homes along the Willow Water Hole bayou flood, not because the bayou overflowed, but all the water moving from the Fondren diversion channel just swept through Westbury. It couldn't get to Brays. Brays overflowed and flooded Meyerland, but it's very much the same thing. So one of the things we're really looking for is additional detention to the west of us in the Fondren area that should have been built in the '70's. I won't go into the Harris County Flood Control creating a dam on the Willow Water Hole bayou so that it flows east and west. It's supposed to flow uphill and in a big rain event of course water can't flow uphill and it floods us. So by adding additional detention in the Fondren area will help keep the water out of Brays, help protect Meyerland because even when Project Brays is through, we'll still have 1600 homes in harm's way. So we're looking for additional detention. We're also looking for storm drain infrastructure improvements. Our infrastructure was put in in the '50's. Thank you. And it's not been touched. We have undersized, collapsed, and so this is such an opportunity and Westbury is a big neighborhood. The part that flooded will be in an LMI area. We have a lot of elderly people. These are people that have been in their homes that are seriously impacted. They flooded 450 on Memorial Day. Those same houses about 120 flooded in October. And I know you're not talking about 2016, but we had another couple dozen tax day and on May 14th, two original residents,

one a widower and one a widow, both flooded again and we just really have to have relief for these people that -- it's -- it really is impacting our neighborhood. People don't want to live where it floods and for the people that are staying behind, they are afraid. They are angry and we need relief. Thank you very much for this opportunity.

>> MS. SCOTT: Thank you. Mr. Jeff Herman. Mr. Jeff Herman?

>> MS. WILLIAMS: He's not going to speak.

>> MS. SCOTT: Next on the list is Lenny Williams.

>> MS. WILLIAMS: I'm not going to speak either.

>> MS. SCOTT: Robert Koehl.

>> MR. KOEHL: Hi. I'm here to discuss storm drains and drainage in the Brooksmith subdivision. I live there. Our Brooksmith subdivision loosely bordered by North Main, Calvacade, I-45 and Airline needs to have a thorough assessment and revamping of it's storm drain infrastructure.

Seven houses flooded in the 500 block of Tabor in the 2015 Memorial Day flood. Flooding also occurred in several other locations in Brooksmith during the 2015 Houston Memorial Day flood.

Although the storm drains on the sides of the streets and the ditches in the 500 block of Tabor were not physically blocked, the storm drains ceased to drain the street. The 12-foot underground storm drain which the street drains are connected to filled to capacity and would no longer allow the street drains to empty.

Our property at 506 Tabor shows that the storm drain right of way running through our property was designated -- designed in 1931. The storm drain appears to be way under capacity for the current demand. Brooksmith currently has a hodgepodge drainage system that no longer functions as it was originally designed over 100 years ago.

Many of the homeowners have filled their ditches in and connections to the large storm drains underground are filled in. This causes water to run off excessively and pool in one area, such as the 500 block of Tabor. The same issue occurs in other areas of Brooksmith, but not necessarily to the same extent. Additionally, it appears that the newly installed storm drains on North Main are feeding into our Brooksmith subdivision, filling our storm drain to capacity and thereby causing flooding in Brooksmith.

I have been told by long-term residents of Brooksmith that there used to be a retention pond near Browning Elementary that got filled in so temporary buildings could be added. I believe this also adversely contributes to the flooding in Brooksmith.

Another justification for assessing the storm drains and drainage infrastructure in Brooksmith is that when Brooksmith was originally designed and bought in 1905 it was built as more of a working class neighborhood, unlike neighborhoods such as Houston Heights and Norhill which were built to attract buyers of more substantial income.

It is very probable that our storm drainage infrastructure has been under engineered and under capacity since its inception. And we've also had many flooding events recorded to 3-1-1 as documented in the draft plan if you look at the map.

>> MS. SCOTT: Thank you, sir. Amy Goldstein.

>> MS. GOLDSTEIN: Hello. Good evening, Council Members and everyone who is here. I'm here both as a resident of the southwest area -- I watched my neighbors flood and their homes destroyed -- and also on behalf of United Orthodox Synagogues which has a constituency of Willow Meadows and Meyerland. Now, I've gone through the plan, and it's a good plan for infrastructure based on some assumptions that I'd like to revisit. One of those assumptions is the low to moderate income persons versus neighborhoods. And I would like to request that we go back to persons and the Housing and Community Development have a process by which you assess by household and not by neighborhood. Because there are plenty, as we've heard already, seniors and special people who are under special classes who are unemployed, who are disabled, who are veterans, who have all sorts of different other circumstances and are called special classes who cannot afford to repair their homes and recover from the disaster of May 2015 but who don't live in the LMI neighborhood. So that's my first request.

The second one is that you have to have a minimum of 70 percent go to LMI neighborhoods. That leaves a maximum of 30 percent that would go to a project or homes or homeowners in not LMI neighborhoods. And again I would go back to the persons versus a neighborhood because there could be -- and I know that there are -- plenty of people who really can't afford to mitigate to do what they would like to do with their homes. They just don't have the resources.

Another point is that 46 -- there were 46 FEMA grants that were given for elevation, but there were well over 100 applications. And again, this grant could

possibly help those other 100 or so families to elevate their homes or recover from this disaster because they are now paying rent and mortgage. And some of them are teachers, and some of them are seniors, and they don't have that money. And their life savings is dwindling. And in the end, the impact is going to be that they will have no choice but to leave Houston and no longer be a part of our community.

I'm happy to continue to discuss about different ideas with the committee or with the Housing and Community Development. Thank you.

>> MS. SCOTT: Thank you very much. I think this is Charlie Duncan. Charlie Duncan.

>> MR. DUNCAN: Can I request that John Henneberger is allowed to speak before me? He's on the list as well.

>> MS. SCOTT: Yes, he can. Mr. Henneberger.

>> MR. HENNEBERGER: Thank you, Council Members and department members. Ms. Scott, nice to see you again.

My name is John Henneberger, I'm the co-director of the Texas Low Income Housing Information Service. We're a nonprofit organization that advocates on the behalf of low income communities and low income people and housing community development issues.

I provided Mr. McCasland with our five page comments on this matter. We will supplement that with written materials before the deadline. I'd like to just summarize a few of the points in my prepared remarks.

First of all, I'd like to request that my written remarks be made part of the record of this hearing. Second is that in reviewing the action plan as it's drafted, I believe that an action plan must provide a list of proposed activities, and I don't believe that this draft action plan provides a specific list of activities. And I believe it will be necessary for the city to amend its action plan to include specific activities when it has identified such and that it hold a public hearing to allow the public to comment on the specific activities that the city proposes to undertake before the plan could finally be approved by HUD.

That procedural matter aside, I'd like to address priorities and I would suggest to you that in our opinion the priority is that this plan should address communities that have long been disinvested in terms of public infrastructure and particularly public drainage infrastructure. And I would suggest to you that by and large there is low income communities of color in this city.



In August 16th, the Department of Justice issued guidance to cities and jurisdictions preparing plans such as this, which provides specific guidance related to Title VI of the Civil Rights Act of 1964. It speaks directly to the importance of identifying the previous under funded neighborhoods which have been disinvested or not allowed to have adequate infrastructure within their jurisdictions.

The city prepared using Hurricane Ike CDBG disaster recovery funds at the cost of several million dollars a study of open ditch drainage in the City of Houston. In that study, Mr. Duncan, my associate, will present to you a map showing the geographic distribution of open ditch drainage in the city and the relative levels of that open ditch drainage to be able to provide adequate drainage service and infrastructure.

I would suggest to you also that the reliance on 3-1-1 calls as a method of determining need is flawed and inadequate. That there is evidence that particularly among the low income people and particularly among -- within low income communities of color that 3-1-1 calls are disproportionately lower than they are in other areas.

These funds may not be used to replace local funds, and finally I would say that I appreciate Mr. McCasland's remarks about the importance of fair housing and would urge the city to pay very particular attention to its liability under Title VI of the Civil Rights Act of 1964 regarding its historic failure to fund adequate drainage infrastructure within low income communities of color in the city. Thank you very much.

>> CM DAVIS: I agree with you on all these points about the additional hearing, disinvested neighborhoods and as well as the constituents that don't tend to call 3-1-1 because they feel like, you know what, no one has heard me before. No one is going to hear me now. No one is going to take care of me. The young lady earlier who mentioned about the reject applications from FEMA and so you know what, they just say, you know what, if I call, it doesn't matter. If I don't call, I'll get the same result. So I appreciate you coming in, and I'll be reaching out to you to get more information how we can find that data that will support us working in some of these communities.

>> MR. HENNEBERGER: Thank you, sir.

>> CM LASTER: Mr. Henneberger, thank you for coming down. I think you have my contact information and I'd appreciate it if you could forward a copy via E-mail to me at my office of your report and your statement or your five page letter that you had talked about earlier, if you would, please.

>> MR. HENNEBERGER: Yes, sir, I will do so.

>> CM LASTER: And I think we all are always interested in what you have to say in relationship to fair housing across the city and the county.

I guess I would just potentially caution that the face of poverty and the face of low income housing is no longer limited to one side of town. And there are parts of this city -- in large part outside of the loop of this city, which I have often referred to as the golden bowl of this city, that is enormously economically disadvantaged in multiple different fronts. If you look in southwest Houston in relationship in particular -- and that's the district I happen to represent -- our average household income in District J is \$30,000. That is reflective of a community that has aged in place and a new immigrant community with a population of 65 percent plus of Latino community with 85 different language communities. So the old expectation and the old consideration of where poverty used to be concentrated in this city -- unfortunately we share that across the city's boundaries. But I appreciate your ongoing and current eloquent voice for all of those folks who need a voice at City Hall. So we look forward to seeing your report and working closely with you.

>> MR. HENNEBERGER: Thank you very much.

>> CM GREEN: And I, too, would like to thank you for coming out and your comments and if I, too, could get a copy. I guess -- Mike --

>> CM LASTER: We'll share.

>> CM GREEN: Interesting to read would be the thought of dollars can't be used to replace existing local dollars. So I'd be very interested to read and to see what they say with regard to that.

As you heard earlier from I think the representative from HAR who talked about there is -- obviously we have a plan for infrastructure relative to some of the watersheds, White Oak, Brays, Project Brays and others, those are projects of which they are slated for funding, but funding has not been made available but once completed would actually mitigate. I'm wondering whether or not -- cannot be used for existing local dollars if in fact these new monies went to those type projects would that be considered -- I'd be interested in reading that. I appreciate you coming and bringing that to our attention.

>> MR. HENNEBERGER: We'll provide that information to your office.

>> MS. SCOTT: I would just like to reiterate again that all written comments are made a part of the action plan along with the written response that the city will give.

>> MR. HENNEBERGER: Thank you, Ms. Scott.

>> MS. SCOTT: Thank you. Mr. Duncan, would you like to come back?

>> MR. DUNCAN: I'm ready.

Good evening. Thanks for the opportunity to speak before y'all this evening. My name is Charlie Duncan with the Texas Low Income Housing Information Service. I work with Mr. Henneberger here.

Like Director McCasland said, the goal in using this CDBG money to address these infrastructure issues and housing issues is to not simply return to a pre-flood state, but to prevent future flooding. So existing infrastructure deficiencies need to be addressed with this.

For those of y'all that have the action -- a draft action plan in front of you, I refer you to Page 8, which shows the low moderate income block groups as well as the 3-1-1 flooding complaints. You can see how those coincide in the general distribution of where those flooding complaints are.

Now, first, what I want to bring to y'all's attention is a couple of places to look for potential projects that need to be addressed I think with this money. The map on your right is from our Rebuild Houston projects, candidate projects, proposed drainage projects, proposed need areas. These are ones that are not in the capital improvement plan but are in some level of engineering planning and have not yet received any funding. And you can see where those are around the city in relation to the low moderate block groups which are in blue.

A more glaring omission I think that John mentioned in the action plan is there is no mention of the open drainage ditch study that was commissioned by HCD in 2014 to look at all the open ditches around the city. Now, 88 percent of these ditches are located in areas of -- are in neighborhoods of color that are predominantly nonwhite and almost half of those were found by the support -- by the study to be inadequate. Meaning, they can't adequately convey water for even a one year event. So people who are relying on these are in theory dealing with flooding issues every year, multiple times a year. And that's what this map shows here. Again, in blue, the low to moderate income block groups and in red -- those are just the ditches that are inadequately functioning right now. That's not even all the ditches. And you can see a lot of them are clustered to the north and northwest and some to the south, Acres Homes, Fifth Ward, Kashmere Gardens, Settegast, these are areas that have seen many decades of disinvestment that John mentioned and that are reliant on this very low income and often under performing infrastructure. So I would definitely look to that.

>> CM GREEN: That map, did it actually show the flooding from the tax day flood? I'm sorry, from the Memorial Day flood or the Halloween flood that these dollars are targeted?

>> MR. DUNCAN: This map I do not have those. This is a map I created with data that we got from the city, and I don't have the dataset of those reports, but I could get it, which I should be able to, I could overlay it with that.

>> CM GREEN: When you get that, because I know you focused on the open ditch, but I think what you will find once you overlay where the actual flooding took place in that area, you'll find the concentration of that and actually not to be the open ditches area, but really the aging infrastructure areas more so than the open ditch areas. But I would love to continue the conversation with you, but a lot of times what we've been finding is that some of the open ditch areas perform much better than some of the infrastructure -- where infrastructure is just outdated.

>> MR. DUNCAN: I think the next step will be definitely to overlay where flood reports were for those storms and compare them to the very extensive open ditch system in the city.

>> CM LASTER: Thank you, Mr. Duncan, for your presentation. Is the map that you have shown us here today -- is that included in your report? So when we get a copy of your report we'll see those maps?

>> MR. HENNEBERGER: The map is included in the written comments that I gave Mr. McCasland, and it will be included in the copy that we provide each of your offices.

>> MR. DUNCAN: I do have several printed smaller version copies of those maps.

>> CM LASTER: I look forward to seeing the maps and again thank you for your extra work on that. I think my colleague, Mr. Green, has called some attention -- clearly open ditches are of interest. We've a lot of them all over the city but sometimes we do have infrastructure that has aged in place that is so small where an open ditch allows for at least even flow, the infrastructure -- and that's what happens with a number of our older neighborhoods in the southwest area. Thank you for your presentation.

>> MR. DUNCAN: Thank you, sir.

>> MS. SCOTT: Mr. Robert Fiederlein.

>> MR. FIEDERLEIN: Thank you, my name is Robert Fiederlein from the timeDistrict up in District B. We were not impacted by the Memorial Day floods, but we were impacted significantly by the tax day floods and we've been monitoring the process of this particular allotment of CDBG-DR funding. And I think it's important to make the point, and I think it's maybe stating the obvious



because I think everybody is assuming it, but I would remind the city and the Council Members if you look at the federal appropriations legislation for this money, it specifically says the money must be spent in the areas that were impacted by the storm event.

Like I said, I think we all assume that's the case, but it's important to remember that the plan to improve infrastructure must be in the areas that were impacted by the event or benefit the areas that were impacted by the event. So I just wanted to bring that to everybody's attention that that was actually language in the federal appropriation. That's all. Thank you.

>> MS. SCOTT: Thank you, sir. Ms. Glenda Kizzee.

>> MS. KIZZEE: Hello everyone. Thank you so much for having us. Can you hear me now? My name is Glenda Kizzee with the Houston Area Urban League. We are a HUD-approved housing counseling agency as well as a fair housing agency and we have HUD-approved certified housing counselors.

My concern this evening is in regard to the types of activities for CDBG-DR funding. I'd actually like to present to you -- I'll send that in writing -- some proposed activities. As a HUD-approved housing counseling agency, HUD has strongly recommended that we have activities that assist in regard to housing for those low to moderate income families that are already our clientele.

We are already serving those areas. The City of Houston actually has 14 HUD-approved counseling agencies, and we all receive the same mandates. We are probably the first ones to receive calls from folks who have been impacted. It is correct, very few call 3-1-1, but whatever the reason may be, they will contact us because we're already trusted. They already know us. We look forward to working with you, and I will outline that in the presentation.

The next area is the underserved or unmet of those low to moderate income persons. We are currently working in the 2016 long term recovery and what we found is we're also getting calls from folks impacted in 2015. Not only did they not file for FEMA, most are calling because they need home repair. And when they describe what's happened and the dates of when it happened, it's not just home repair. So as a fair housing agency, we are really welcoming the opportunity to work with you so that we can meet the needs of those unmet needs that's not being covered. Thank you.

>> MS. SCOTT: Thank you, ma'am. Mr. Robert Muhammad.

>> MR. MUHAMMAD: Good evening. I'm Dr. Robert Muhammad. I serve on the Greater Southeast Management District in District D. Let me just say three words: Infrastructure, infrastructure, infrastructure. The 19 million-dollar figure is too low. You've got to find the data. We've got to get that figure up. Two kinds of resilience, one resilience is engineering resilience, which is the ability of a system to absorb and maintain a structure and its function and its integrity. But there is ecosystem resilience which is the ability of a system to adapt and to transform itself to a higher stable state equilibrium. We don't want to bounce back because we already have people who are disadvantaged. We want to bounce forward.

So I'm just having -- and I won't blame Mr. McCasland because he's just getting here -- but I think it's important that we have a bicycle master plan. We have a green space master plan. We have a major thoroughfare master plan, but we don't have a community development master plan and a housing master plan that will back that up.

So in the long term, instead of us chasing money, the department has to have a mission and then fit these disasters inside of that mission. So, for instance, there are commercial corridors that have long been abandoned, whether it be Dowling -- we can forget about Dallas, that is now gentrified. But Dowling Street, West Montgomery, Homestead, these are the streets and these areas have long been abandoned. We need to develop those commercial corridors and we know that rooftops drive retail. Now we have a housing master plan where we're going to put our housing and we should have housing of every price point, not just low income housing.

Lastly what I would say is we have to drill down and find the economic development money, and I say that Meyerland -- I've never seen it flood like that. I've been here since 1980. I've never seen Meyerland flood like that. So whatever we have to do to get the rest of the city together, the city has to come together for our neighbors in Meyerland so we can put the infrastructure in there so that they don't flood like that again because there are poor people and working class people in Meyerland regardless of the AMI, the average median income, the area median income. There are still poor people and working class people and elders and retired people in that area. So we want to see that taken care of.

So lastly, again, we need a master plan; and trust me, don't be afraid to say plan because you know to have a plan doesn't mean you have to have zoning. You just got to have a plan that we can pull it all together. Thank you.

>> CM DAVIS: Thank you, sir.

[APPLAUSE]

>> CM DAVIS: Thank you. Doctor, I appreciate it and I won't blame our director as well.

>> MR. MUHAMMAD: He just got here.

>> CM DAVIS: He just got here. No, he is getting a plan together for housing and certain areas with LARA lots and so on and backfilling some of those vacant lots, but I do agree. Thank you. I didn't think I had any support or representation for District B tonight until you brought up West Montgomery and Homestead.

>> MR. MUHAMMAD: I've got to look out -- it's all one big happy family. We have to take care of that. Thank you.

>> MS. SCOTT: The next name on the list is Ms. Vickie McBride.

>> MS. McBRIDE: I'm with Glenda and she's already spoken.

>> MS. SCOTT: The last name I have here is Dr. A. Barnard. Is Dr. Barnard here?

>> DR. BARNARD: Hi. I'm here to argue that long-term improvement require us to look at the -- to understand long term changes as well. I consider myself to be an anti-uniformitarianist. Uniformitarianism is an idea proposed by Charles [INDISCERNIBLE] in the days when it was cool to be a geologist. He came up with the present is the key to the past. We know now that's not true. There is a consensus among scientific literature that the present is very different than the past. It's very difficult to use historical data to predict anything that will happen in the future. I'm kind of talking on the subject of climate change here. Recently in July we had the warmest year on record since 1880 which is kind of more evidence of these large changes that are happening on a global scale, but I don't really want to talk about climate change here right now because that's not what people are talking about.

What we're talking about here is global change. Global change is the impact these changes have on our local communities, on the infrastructure and the things that sort of result in the impacts, the things that cause us to adapt and the changes that are creating vulnerability in our communities.

If we can further understand these things, we can start getting towards increasing resilience, which is [INDISCERNIBLE]. I work at the University of Houston Downtown. And I'm aware there is a lot of really great data coming out of the city right now, and I'm keen for students and for the university to be involved in the crisis, and I'm very aware because I work inside the academic literature that it takes years for that -- for the information to get from what we're doing in terms of research into the literature and then passed down into communities, and I think strengthening those relationships and getting that information out to the communities quickly through students is a really good way forward.

So I think these long term -- to understand how we can improve over the long term in this city, we also need to consider what the long term changes are going to be and how things are going to be changing in the short term. Thank you for your time.

>> MS. SCOTT: Thank you very much. It appears that we've gone through all the names on the list.

>> AUDIENCE MEMBER: The sign in list when we came in, I submitted my name.

>> MS. SCOTT: So if you could come on up and we will get somebody to write your name down.

>> MR. McCASLAND: I gave you a new list.

>> MS. SCOTT: These names are all on the list -- Robert Muhammad, Becky Edmondson, John Henneberger, Charlie Duncan, Mr. Rodriguez.

>> MR. BYNAM: State your name for the record.

>> MS. GARNER: My name is Vickie Garner. I'm not a member of a community, but I think I'm here to represent many communities. We have been -- my community is Oak Lane Estates and we're over off of Oates Road and we're between Wallisville and Highway 90. We've been working with several Council Members since 2004 trying to get issues in our neighborhood addressed, and I'm disappointed to see that we don't have a red dot on that map.

So while many of the speakers prior to me have brought up issues that are relative to my community, we've had many Council Members -- originally we were split between I. and B. So we started back in 2003 trying to get something relevant done. Our infrastructure is poor. We now have ditches that are four feet deep. We have culverts that don't match. We have industry that's permitted to build up around us, but they don't follow the rules, and we're constantly working with 3-1-1 and being told to call them and records that disappear and people that don't show up. And of course there is a lack of communication obviously between the different departments within the City of Houston that would greatly alleviate some



of those issues including your constituents who don't feel like they are being heard. And again I say we've been trying to work with someone since 2003. And we're diligent. I have a Bible full of E-mails and resolutions and there have been thousands of dollars spent on engineers that have told the city what needs to be done in our area, but the funds have not been applied.

When I moved into my home, I paid for flood insurance. And mind you, we are not in a flood zone. I spent \$200.68 for flood insurance. I now am required to spend \$1,300 for flood insurance because of repetitive flooding.

I've tried everything that the city offered, and I speak for my neighbors when I say I, and our neighborhood is being neglected. And I appreciate Council Member Davis the notice -- the notice was poor. There would have been many more people from my neighborhood here if we had gotten adequate notice. Thank you very much for bringing that issue up.

And some of the other representatives here from neighborhoods that have brought up the blight and the lack of infrastructure in the neighborhood and on the northeast side, they've mentioned some of those. I appreciate that, too. But we need something done. Thank you.

>> MS. SCOTT: Thank you. Thank you, ma'am. Are there any others?  
If you'll come forward and state your name for the record.

>> MR. BYNAM: You already spoke.

>> AUDIENCE MEMBER: I had a written statement that I didn't get a chance to pass out. I'm sorry, I didn't know if I could pass it out.

>> MS. SCOTT: Give it to Mary in the back of the room.

>> MR. BYNAM: You're welcome to come up and give your name for the record.

>> MS. MYERS: Certainly. Thank you. Lois Myers. And I didn't think that I was going to speak tonight. I just wanted to come and listen, but I really feel to speak. I'm no stranger to the Council Members. They know me well.

I have been, along with my neighbors and other residents in the Memorial City area, many times speaking about flooding. And it breaks my heart when I listen to all of these other flood victims. I am a flood victim myself. I've flooded three times in the last seven years. I've lost hundreds of thousands of dollars. I couldn't work. I broke my hip. I'm a single woman. I'm a senior citizen. And I'm a member of HAR. I'm a broker member. And I can see the devastation in my neighborhood caused by flooding because of one thing -- y'all know what it is. All this talk -- all of this time, let me reduce it to one common denominator. After I flooded in '09 and I warned the city it would happen where I've lived for almost 40

years. It's going to flood and I said y'all need to work with the county but nobody listened. Walter P. Moore did the original study for TIRZ 17, the Memorial City TIRZ, and said if you don't put in these four detention ponds in these certain places you're going to flood out the surrounding areas.

And that was the basis that made TIRZ 17. A contract was made and signed and thrown away. But I'm here to tell you the one problem and they hid the contract so nobody knew about it. The one thing that needs to be done is that the mayor, whichever mayor it is, needs to put on the city agenda a vote to change the detention and drainage pond laws in this city. And every block by every commercial developer has been prone to do it and that's why residentsagainstfloodinganddrainagecoalition.com is here. We are here now with serious business to say the city needs to change those antiquated, out of date laws, get them on the agenda for a vote by "we the people." The commercial developers need to take a backseat now because "we the people" are speaking. We're not putting up with it anymore. And if we have our way, that city ordinance will change for detention ponds to require the developers to put in detention ponds and pay for them themselves. And there should be checks and balances before any federal government money is given to this city to that effect, and I thank you so much. Please help the people of this city.

Residentsagainstfloodinganddrainagecoalition.com everybody. That's where it is. Thank you.

[APPLAUSE]

>> MR. BYNAM: Thank you. Ma'am, would you come back.

>> CM GREEN: Not a question. I just wanted to recognize -- I know there are a lot of folks who did not speak but they are from the South Braeswood area, Linkwood, Willowbend, Willow Meadow, Westbury, Meyerland, if y'all could please stand.

I want to thank you, Linkwood. Thank you guys for coming out. We appreciate it.

>> MR. BYNAM: Thank you.

State your name for the record.

>> MR. STEVENS: Tracy Stevens. I used to be a 30 year employee for the City of Houston public works and engineering. And what I would like to say today is the reason why we are in this predicament we are in now is because the city has neglected our infrastructure since the '80's.

I was in street and drainage for almost 30 years. I've seen it happen. I've seen it continue to happen. And we would never have enough money to catch up all those decades of neglect that the city has neglected with our infrastructure.

This from drainage ditches to underground storm sewer to detention to the whole nine yards. When the city got away from neighborhoods to standards and routinely -- doing routine maintenance instead of 3-1-1 driven maintenance, that's our biggest problem.

I've lived from Acres Homes to Greenspoint. I have relatives in Kashmere Gardens, Fifth Ward. I live in Sunnyside myself. There wasn't a dot on that map until I put it on there, and you see how many dots is on that map.

Now, the other problems we have is engineers are not always right. There is an engineer project over by Sunnyside Park right now that they are over half a million dollars that's going to drain the park, but not going to drain the residents' homes across the street that's flooding. Now, as far as the 3-1-1 -- the 3-1-1 system is flawed. 3-1-1 system haven't been upgraded -- the software since they put it into effect. A lot of people don't know when the 3-1-1 software was put into effect, everything before 3-1-1 was wiped out completely. You had to start over with the S. R. numbers, all new numbers.

Right now, today, I try and look at S. R. numbers and track my requests. 3-1-1, when that request goes to the proper department, that department then changes the number. The software do not follow your complaint all the way to the end and even when you go on the Internet to try and see what was done, what type of work was done, what action was used, that information is not on the website. You cannot get it. You have to do an open request to find it.

Now, the other problem, we talk about infrastructure. Infrastructure can mean a lot of things. It can mean streets. It can mean ditches. It can mean sidewalks. It can mean culverts, the same stuff that we pay Rebuild Houston for. It's not working, but we want to steady continue about infrastructure, infrastructure. You got too many entities here in place that's not working that we paying for and we still paying for. So now we are talking about putting all of this money back in. What is it going to do? The study the gentleman talked about --

>> MR. BYNAM: Your time is up. Thank you, sir, your time is up.

>> MR. STEVENS: Thank you.

>> MS. SCOTT: Thank you. Anyone else?

Would you like to have something further to say before we close out?

>> MR. McCASLAND: I just want to thank everyone for coming out tonight. Council Member Davis as well as Council Member Laster, duly noticed on the notice. We will fix the problems. This won't happen again under my watch.

>> MS. SCOTT: And let's be mindful that the purpose of this hearing is to inform what we do. Just remember the purpose of the hearing is to inform what we do. We welcome any data that you have, that you would like to send us. There will be opportunities to amend anything we do going forward.

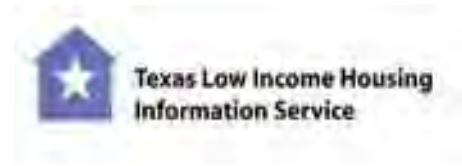
All of the materials here will be posted on HCDD's web page for disaster recovery at [houstonhousing.gov](http://houstonhousing.gov). We ask you to continue to send your comments by E-mail or write us at 601 Sawyer. Please take a handout that contains all that information. Thank you for coming and drive safely.



**APPENDIX F**  
**LIST OF PUBLIC COMMENTERS (IN ORDER OF APPEARANCE)**

1. Virginia Gregory
2. Ed Wulfe, Houston Area Realtors
3. Richard Rodriguez, Brays Oaks Management District
4. Cheryl Chapman, Family Endeavors
5. Becky Edmundson, Westbury Civic Club, Westbury Super Neighborhood Council
6. Robert Koehl, Brooksmith subdivision
7. Amy Goldstein, United Orthodox Synagogue
8. John Henneberger, Texas Low Income Housing Information Service
9. Charlie Duncan, Texas Low Income Housing Information Service
10. Robert Fiederlein, Greenspoint District
11. Gloria Kizzee, Houston Area Urban League
12. Minister Dr. Robert Muhammad, Houston Southeast
13. Dr. A. Barnard
14. Vicki Garner, Oak Estates resident
15. Lois Meyer, Memorial City area resident
16. Tracy Stephens

Appendix D: Public Comments and Responses



August 23, 2016

### **Comments on the City of Houston's Draft Action Plan**

Thank you for this opportunity to provide comments on the City of Houston's draft Action Plan for Community Development Block Grant for Disaster Recovery (CDBG-DR) funds appropriated for unmet needs related to 2015 flood events.

Texas Low-Income Housing Information Service (TxLIHIS) and Texas Appleseed have worked on CDBG-DR programs since Hurricane Rita. Since Hurricane Ike, we have worked with grassroots community organizations of people of color within the City of Houston seeking equal and fair treatment from the State of Texas and the City of Houston in federally funded disaster recovery programs. We are also actively working with low income community leaders of color to assess the adequacy of public services, public infrastructure, public safety and public facilities provided by the City of Houston in low income neighborhoods of color. In the course of this work, we have documented the historical and ongoing concerns of residents of these communities that have suffered from systemic neglect and underinvestment by the City of Houston: specifically, complaints that the City has withheld public funds for basic and essential public infrastructure in these neighborhoods.<sup>1</sup> Many of these concerns are related to the frequent and repeated flooding in these historically disinvested neighborhoods.

Residents of these communities have requested adequate storm water drainage protection from the City at CDBG-DR Action Plan and public hearings and city council meetings for almost eight years. In response to these demands, the City used CDBG-DR funds from Hurricane Ike to undertake a city-wide engineering study of the adequacy of the open ditch drainage system that is the principal storm water system providing flood protection to Houston's low income communities of color. That study documented the inadequacy of the open ditch system to provide flood protection to many African-American and Latino neighborhoods even in routine annual rainfall events.

Inequitable public investment in drainage infrastructure has a clear disparate impact on the basis of race, color, and national origin. The failure of the City to provide equal levels of flood protect to African-American- and Latino-segregated neighborhoods harms people of color

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<sup>1</sup> This is by no means a pattern unique to the City of Houston.

directly by depressing the economic value of their homes and subjecting them to disproportional exposures to hazards from flooding. These hazards now include disproportionate exposure to the Zika virus transmitted by mosquitos that breed in standing water in open drainage ditches, which local elected officials, including the City's mayor have rightly described as a public health emergency.

City officials and city council members, in response to our presentation at the City's public hearing on August 18, 2016, raised the issue of whether the City could use CDBG-DR funds to address the problems outlined above. The answer is unequivocally yes. The City's drainage study documents that these low and moderate income neighborhoods flood frequently, most severely during natural disasters including the 2015 floods.

The CDBG-DR funds for recovery from the 2015 floods, and potential additional allocations of CDBG-DR for the 2016 floods, present the City of Houston with an opportunity to address systemic flooding and infrastructure issues, not only to redress historical discrimination and meet its fair housing obligations, but also to target the most severely disaster-affected areas, rebuild more resilient communities, and reduce the damage from future disasters. The draft Action Plan states that "the City proposes to focus on the root cause of flooding in the City of Houston and our proposed budget document reflects this. We believe that through this strategy, we can make the greatest impact on the greatest number of low- and moderate-income residents within highest impacted areas." (draft Action Plan at 32) The city's recognition of the opportunity presented by these funds to address root causes, and commitment to do so, is a significant step forward.

Currently, the draft Action Plan is substantively incomplete, fails to clearly state data-supported disaster-related needs, and fails to detail the activities the City proposes to undertake with the available funds. Particularly troubling is the draft Plan's failure to adequately assess the impact of the disaster on low and moderate income communities of color.

We understand that the City has a regulatory deadline for submission of a draft Action Plan, and has indicated that its Needs Assessment will be incorporated into the Action Plan and drive the selection of activities when that assessment is completed. However, the unmet needs data that is included in the draft Action Plan is not consistent with either the Federal Register notice (81 Fed.Reg. 117, Friday, June 17, 2016) or the recently released Department of Justice Guidance on civil rights obligations in disaster recovery programs.<sup>2</sup>

At most, the City can treat its current plan as only a rough framework for developing a compliant Action Plan that will be amended until it reached the regulatory standard. Those subsequent Action Plan amendments must be presented for public comment once complete.

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<sup>2</sup> Guidance to State and Local Governments and Other Federally Assisted Recipients Engaged in Emergency Preparedness, Response, Mitigation, and Recovery Activities on Compliance with Title VI of the Civil Rights Act of 1964. Available: <https://www.justice.gov/crt/file/885401/download>



Citizens cannot be expected to comment on a plan that offers no detailed program activities, or a plan that is not based on a final needs assessment.

The Federal Register Notice clearly sets out the requirements for an Action plan.

*The Appropriations Act requires that prior to the obligation of funds a grantee shall submit a plan detailing the proposed use of all funds, including criteria for eligibility and how the use of those funds will address long-term recovery, restoration of infrastructure, and housing and economic revitalization in the most impacted and distressed areas. . . To inform the plan, grantees must conduct an assessment of community impacts and unmet needs to guide the development and prioritization of planned recovery activities. (81 Fed. Reg. 117: 39688, 2016)*

HUD's approval of the action plan and obligation of funds requires grantees to meet the standards set out in the Federal Register Notice. ("The Secretary may disapprove an action plan as substantially incomplete if it is determined that the plan does not satisfy all of the required elements identified in this notice." (81 Fed.Reg. 117: 39691, 2016) "All grantees must include sufficient information so that all interested parties will be able to understand and comment on the action plan." (81 Fed.Reg. 117: 39693, 2016).

#### I. Impact and Unmet Needs Assessment

In addition to the requirements in the Federal Register Notice, the City should review the August 16, 2016 U.S. Department of Justice (DOJ) guidance on Title VI of the Civil Rights Act for federally assisted recipients engaged in disaster preparedness, response, mitigation, and recovery. In particular, Section E provides additional guidance on collecting and analyzing data in order to ensure Title VI compliance and equitable recovery that may be helpful to the City in complying with the impact and needs assessment required by the Federal Register Notice.

##### a. Geographic Level and Impact by Demographic Group

"Impacts should be described geographically by type **at the lowest level practicable** (e.g. county level or lower if available for States, and **neighborhood or census tract level for cities.**" (81 Fed. Reg. 117: 39691, emphasis added.) The draft Action Plan offers demographics only at the citywide level and there seems to be no analysis at the block group or neighborhood level. While the analysis by LMI area is useful, the assessment is incomplete and masks which specific neighborhoods were most impacted by the disaster.

Inherent in the reporting and civil rights requirements of the CDBG-DR program, and made explicit by DOJ's new guidance, is that this needs analysis must include, "information about the race, color, national origin, languages spoken by LEP populations, and other demographic information of communities served by a federally assisted program, activity, or service. Grantees should "identify, obtain, review, and share aggregate race, color, and national origin

data concerning the extent and geographic distribution of damage caused by disasters and emergencies before formulating recovery and mitigation plans.”<sup>3</sup> (DOJ Guidance at 14) Again, using demographic data at the city level does not meet this standard, or the Title VI data collection requirements.

At the August 18, 2016 public hearing, many witnesses, including ourselves, stated that the draft Action Plan’s reliance on 311 data to assess flooding is flawed and racially biased because of systemic underreporting by low income communities of color. This underreporting is the result of the City’s failure to equitably address 311 complaints from low-income communities of color. Many residents of those communities have simply “given up” on the 311 system as a vehicle for obtaining action from the City to deal with local infrastructure problems. The three city council members who were present at the August 18, 2016 hearing acknowledged this fact in their responses to public testimony. The City must collect objective data on the impact of the flooding based on professional assessments. 311 call data should be considered, but, as has been the practice in past, this data should be corrected for bias through the use of objective, professional, supplemental damage assessments.

#### b. Available Objective Data on Infrastructure Deficiencies

The City does not need to rely on 311 reporting in part because it has undertaken, through its Public Works Department and funded with Hurricane Ike CDBG-DR funds, an extensive study of flooding patterns and where the open ditch drainage system is substandard and inadequate. The study does not identify open ditch drainage, it identifies **inadequate** open ditch drainage. As the attached maps show, that study found inadequate drainage protection concentrated in LMI and African-American and Latino neighborhoods, which are subject to disproportionate and repeated flooding, as often as once a year. (Attachments 1 and 2) Correcting the substantially inadequate storm water drainage protection provided to low income communities of color, in contrast to infrastructure provided and maintained by the City in higher income and majority white neighborhoods would not only address disaster related impacts, but “leav[e] communities sustainably positioned to meet the needs of their post-disaster population, economic, and environmental conditions.” (81 Fed.Reg. 117:39693, 2016)

However, despite the fact that the City’s open ditch flood engineering study provides the best available data to estimate and assess the adequacy of the City’s storm water protection system at the neighborhood level, and demographic data on which communities are most affected by that infrastructure’s failure to function in an emergency, the draft Action Plan does not cite it. Reliance on subjective and possibly biased 311 reporting instead of an objective study is neither an equitable nor an effective way to identify projects to be funded with CDBG-DR.

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<sup>3</sup> “Data can include the geographic distribution of individuals by race, color, and national origin (including Limited English Proficiency); the reliance of particular communities on public transit; the proximity of different groups to emergency or disaster danger zones; and the geographic distribution of damage, taking into account various degrees of severity.” (DOJ Guidance at 15)

### c. The City's Fair Housing Obligations

DOJ's new guidance is specific to Title VI of the Civil Rights Act of 1964 (which prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance) but is clear that "[r]ecipients of federal financial assistance that provide information or services in connection with disasters must also comply with all other federal anti-discrimination provisions, including prohibitions against discrimination and specific affirmative obligations."<sup>4</sup> (DOJ Guidance at 2)

As a CDBG entitlement community, and as a recipient of CDBG-DR funds, the City of Houston has an obligation, and as a condition of its eligibility for these CDBG-DR funds must certify, that it will affirmatively further fair housing (AFFH). As we laid out in our April 6, 2016 letter to the City of Houston regarding Hurricane Ike CDBG-DR funds, the City's failure to comply with its fair housing obligations affects its eligibility for HUD housing and community development and other federal funds. The City's failure to provide low-income families of color a choice of housing units in areas outside of high-poverty minority-segregated areas - where assisted housing has historically been over-concentrated in a manner that creates a disparate impact on persons protected by the Fair Housing Act – is one of the issues that may render the City unable to truthfully certify that it is affirmatively furthering fair housing choice and place its eligibility to receive these CDBG-DR 2015 funds at risk. The Federal Register notice for these funds in fact requires the City to assess how disaster recovery planning decisions "may affect racial, ethnic, and low-income concentrations, and ways to promote the availability of affordable housing for low poverty, nonminority areas where appropriate and in response to natural hazard – related impacts." (81 FR 177:39692, 2016)

The Fair Housing Act of 1968 and the obligation to AFFH apply to **both** housing and community development funds, and **to all the activities program participants conduct with those funds – housing, infrastructure, and economic development**. Grantees are not only required to refrain from discrimination, they must take proactive steps to redress the legacy of segregation and to further the creation of more integrated and diverse communities where all classes of persons protected under the Fair Housing Act have not only free and fair access to housing opportunities, but equal access to key community assets. The AFFH goal cannot be accomplished solely by focusing on funding allocated to housing or on the geographic location of housing; jurisdictions must also ensure non-discrimination and address the effects of segregation in the provision of public services. "[N]o agenda for public policy and public action can address itself strictly to the integration of the privileged communities . . . at the expense of

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<sup>4</sup> Other statutes prohibiting discrimination include, but are not limited to, the Robert T. Stafford Disaster and Emergency Assistance Act (Stafford Act), 42 U.S.C. § 5121 et seq. (2013) (as amended by the Post-Katrina Emergency Management and Reform Act of 2006); the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101; Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794; Title IX of the Education Amendments of 1972, 20 U.S.C. § 1681 et. seq.; **the Fair Housing Act of 1968, 42 U.S.C. § 3601 et seq.; HUD's Final Rule on Affirmatively Furthering Fair Housing, 24 C.F.R. Parts 5, 91, 92, et al.,** and the Age Discrimination Act, 42 U.S.C. 6101 et seq. (emphasis added)

those who continue to live in, or move into, disadvantaged areas. Improving life and expanding opportunity for members of disadvantaged groups *who do not move* is also critical.”<sup>5</sup>

Housing segregation does not produce “separate but equal” neighborhoods (as illegal as that would be in and of itself), it paints a target on minority neighborhoods that makes other forms of discrimination easier to perpetrate and maintain: including the failure to provide adequate infrastructure and public services.

Low-income and historically disinvested minority communities are the prioritized recipients of CDBG funds by statute. They are also more likely to be located in disaster-vulnerable areas, and to suffer disproportionately severe housing and infrastructure damage in a disaster. Both the income-targeting provisions of the CDBG program and the requirements of the Fair Housing Act mandate prioritizing low-income and historically underserved neighborhoods for infrastructure and economic development disaster recovery spending. Disaster recovery housing programs tend to be (although are not always) targeted at specific households in the lower- and middle-income population – a population in which persons in classes protected by the Fair Housing Act are overrepresented. On the other hand, infrastructure projects tend to serve a broader segment of the local population, diluting the targeting of the funds to poorer and historically disinvested neighborhoods of color.

Before the State of Texas’ Hurricane Ike and Dolly Round 2 CDBG-DR Action Plan, disaster recovery programs tended to meet their LMI requirements with housing programs that forced low-income families to stay in high-risk and distressed areas, while denying those same neighborhoods the infrastructure and economic development funds they needed to truly recover. Again, the City’s stated focus on root causes of flooding is an important and laudable use of CDBG-DR funds, but only if those funds are targeted to the communities and neighborhoods with the most severe unmet needs – low-income historically minority neighborhoods with inadequate open ditch drainage infrastructure.<sup>6</sup>

**Long term disaster recovery must look beyond the rebuilding of individual structures to rebuilding distressed communities in a way that supports their ability to become more diverse and higher opportunity neighborhoods offering decent infrastructure, safe and affordable homes, and access to important community services.** Investment in affordable housing alone in high poverty neighborhoods of color has not historically, and cannot be expected, by itself, to catalyze community revitalization and “remove the walls of discrimination which enclose other minority groups;” and foster “truly integrated and balanced living patterns” as required by the Fair Housing Act. The pattern of limiting “investment” in low-income neighborhoods of people of color to housing funds has too often been replicated in disaster recovery programs, denying those neighborhoods comprehensive recovery and perpetuating segregation and its harms.

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<sup>5</sup> de Souza Briggs, Xavier, “Politics and Policy,” in *The Geography of Opportunity*, pp. 316-317.

<sup>6</sup> We note that this is also the most effective use of funds, mitigating the risk and cost of future disasters, or even lower-level flooding.

Federal guidance requires that the City assess and include in the Action Plan how its decisions “may affect racial, ethnic, and low-income concentrations, **and** ways to promote the availability of affordable housing for low poverty, nonminority areas where appropriate and in response to natural hazard – related impacts.” (81 FR 177:39692, 2016, emphasis added)

The draft Action Plan states that, “one of the ways that the city proposes to affect the concentration in LMI areas is through multifamily acquisition/buyout activities funded with CDBG – DR 15” without specifying target properties or areas. These activities should prioritize and target government subsidized housing developments within the city of Houston in floodways and high-risk flood zones. The tenants of these developments, overwhelmingly low income people of color, suffer from repeated structure flooding, and are at the mercy of building owners and landlords for repair and rebuilding.<sup>7</sup>

In accordance with federal requirements that the Action Plan must include a description of how the grantee will prevent “low-income individuals and families with children (especially those with incomes below 30 percent of the area median) from becoming homeless” and “assess how planning decisions may affect racial, ethnic, and low-income concentrations, and ways to promote the availability of affordable housing in low-poverty, nonminority areas where appropriate and in response to natural hazard-related impacts”, the Action Plan must specifically address activities the City intends to take to assist tenants of these developments to relocate, and state how they will assist people to relocate into non-flood vulnerable, low poverty, non-racially concentrated neighborhoods. (81 FR117:39692, 2016) The City also needs to specify its intent with regards to the ultimate disposition of the properties acquired. It is not an acceptable outcome that landlords are bought out by the City while tenants are left on their own to relocate in an expensive, highly segregated Houston rental housing market.

#### d. Public Comment on Amendments to the draft Action Plan

An Action Plan that meets statutory and regulatory requirements will require one or more substantial amendments and associated public comment processes to the current draft.<sup>8</sup> The draft Action Plan is insufficiently clear that specific amendments are substantial and will be accompanied by a public comment process.

The draft Action Plan’s definition of “substantial amendment” is insufficient to ensure that the public comment requirements for an Action Plan are met. Publication and incorporation of the needs assessment is a substantial amendment. Any change that identifies the use of funds in a more specific way, addresses public housing needs, and any prioritization of infrastructure

<sup>7</sup> The Federal Register Notice specifies that the Action Plan must address how the grantee will prevent “low-income individuals and families with children (especially those with incomes below 30 percent of the area median) from becoming homeless.” (81 FR117:39692, 2016)

<sup>8</sup> For example, “the grantee must amend its action plan to update its needs assessment, modify or create new activities, or reprogram funds, as necessary.” (81 FR 117:36994, 2016)



projects that the City includes must be considered a substantial amendment and the definition of the Action Plan needs to be changed to include this.

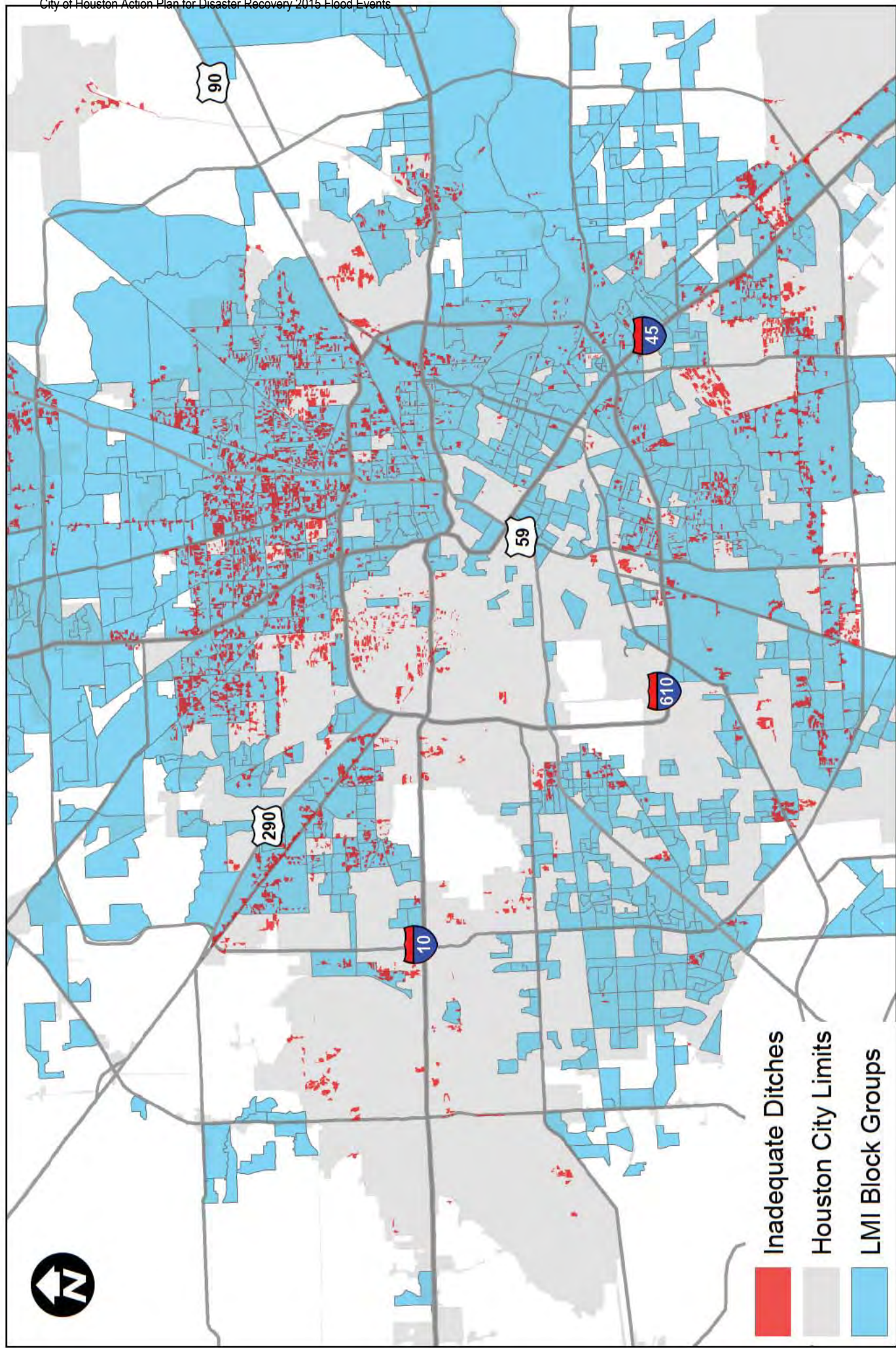
When natural disasters like the recent recurring floods strike cities, it is essential that public infrastructure be in place to protect the citizens. We have seen in flooding events, most recently in the Greenspoint area, that low income Houstonians, both homeowners and renters, who lack insurance and the private economic resources to recover from disaster are often the ones who end up paying the cost of being compelled by residential segregation to live in neighborhoods where the city has failed to provide essential infrastructure. The City's proposed focus on root causes of flooding is promising, but these investments must be done in a way that specifically targets the hardest hit neighborhoods and redresses historical inequities in low-income neighborhoods where people of color were compelled by government action to live. The Action Plan must also be amended, with public comment, to provide sufficient information that the public can understand the proposed use of funds and have a meaningful opportunity to comment.

We look forward to working with the City on equitable and effective disaster recovery.

Sincerely,

John Henneberger, Co-Director  
Texas Low Income Housing Information Service

Madison Sloan  
Texas Appleseed



## Inadequate Drainage Ditch Service\* and Low-Moderate Income Block Groups

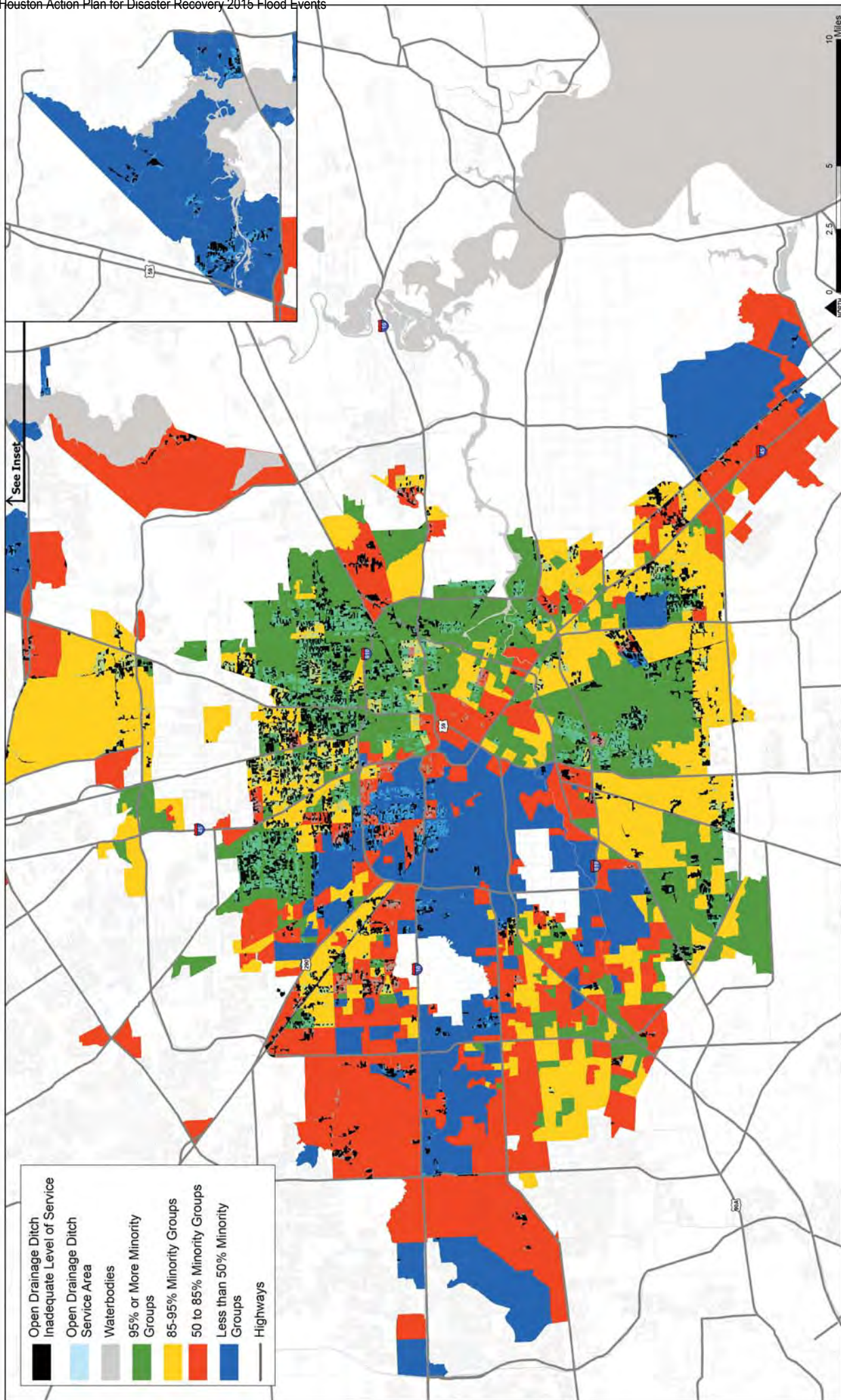
Source: City of Houston Public Works 2014, HUD 2014, TNIRIS

\*As classified through the Drainage Ditch Study from 2014



Texas Low Income Housing  
Information Service





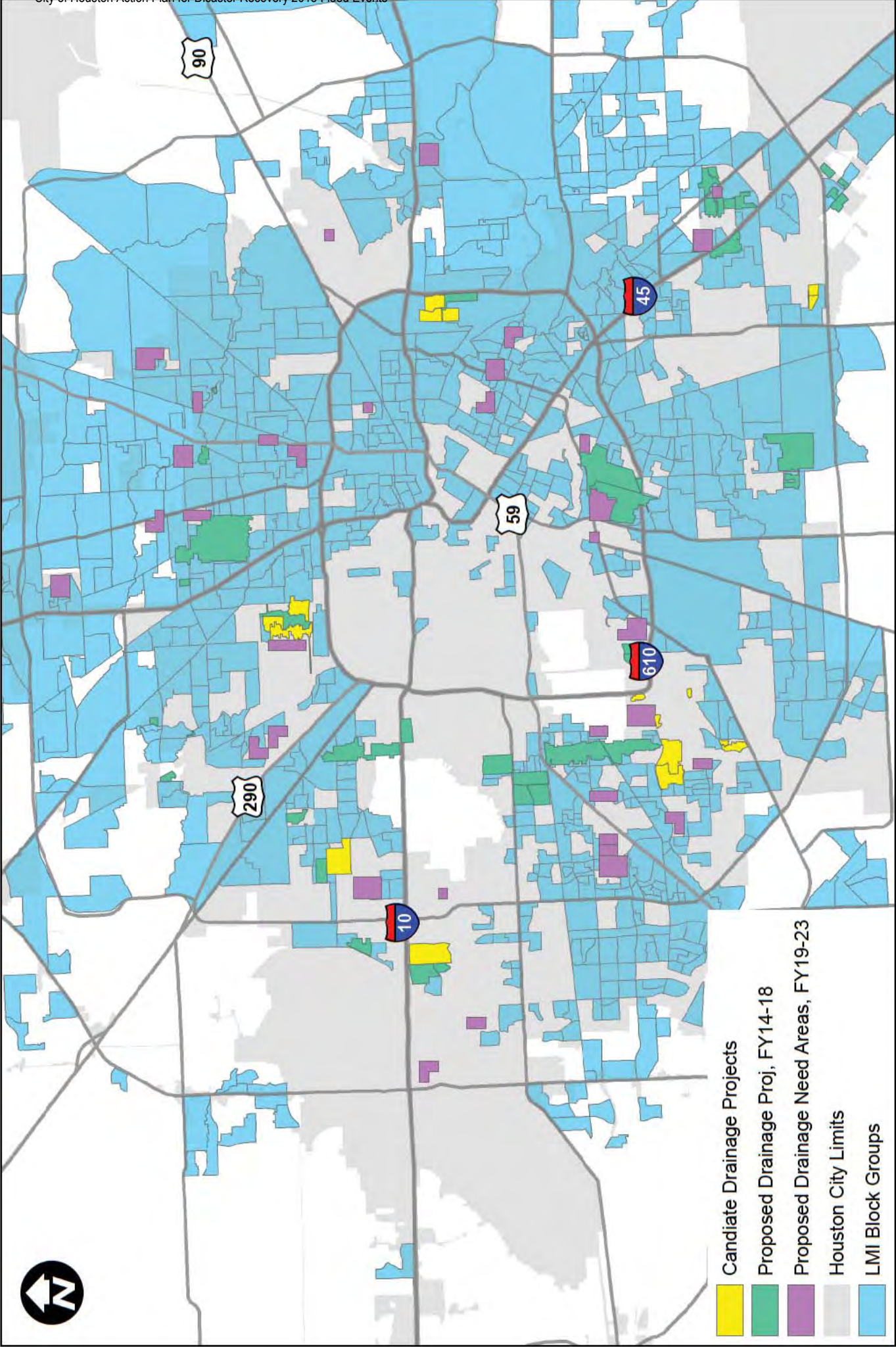
## Open Drainage Ditch Service Areas in Houston, Texas



Texas Low Income Housing  
Information Service

Source: ACS 2009-2013, City of Houston Department of Public Works, TNBIS





## Candidate & Proposed Drainage Projects and Low-Moderate Income Block Groups

Source: City of Houston Public Works 2014, Rebuild Houston 2014, HUD 2014, TNIRIS  
 \*As classified through the Drainage Ditch Study from 2014







# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
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Houston, Texas 77007

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[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Mr. John Hennenberger, Texas Appleseed  
Texas Low Income Housing Information Service

Subject: Comments on the City of Houston Draft Action Plan for 2015 Floods

Dear John and Maddie:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). The City shares your focus to address drainage in low and moderate income (LMI) areas and, through the CDBG-DR15 Program, is prioritizing ensuring the adequacy of drainage systems within impacted LMI neighborhoods and the ability of those systems to prevent future flood impact. The need for resiliency improvements far exceeds available funding, as you are aware. Your comments in support of a drainage-centric approach for the CDBG-DR funds are noted. Open-ditch drainage reduces the impacts of flooding in some areas in Houston. For this to be effective, the improvements must be adequately sized, maintained, and enhanced to add value and livability to neighborhoods. The City's GIS information covers all storm drainage systems in the City and that data has been utilized in developing the infrastructure program criteria outlined in the plan.

The unmet needs data in the Plan includes data made available from the General Land Office (GLO), the Houston Office of Emergency Management, the National Flood Insurance Program (NFIP), and the Small Business Administration (SBA) amongst others. Data made available by these parties includes:

- FEMA IA (Individual Assistance)
- FEMA PA (Public Assistance)
- NFIP Claims
- SBA Claims
- 311 Reporting Data (this is utilized as supplemental to the other information to add locally-relevant info)

The costs associated with repairing inadequate drainage structures may not have been tied to flood damage, and therefore have not been captured by PA data or any other disaster related datasets used to calculate unmet need. We understand mitigation and resilience needs to be in the multi-millions of dollars, and have been assessing possible projects (both CIP and otherwise) to gain an understanding of the financial impact of that need. Based on your comments provided by you and other stakeholders, we are amending the program design as follows:



Activity	Amount
Public Facilities/Infrastructure	\$29,232,000
Housing (Single Family Housing Program)	\$12,000,000
Strategic Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>Total</b>	<b>\$66,560,000</b>

The updated draft Plan provides data-supported identification of disaster related housing needs within specific LMI communities. This additional data received since the initial draft posting was a driving factor of the inclusion of the Single Family Housing Program. These identified communities will be the focus of targeted outreach as our goal is for the assistance to benefit 100% LMI households through the Single Family Housing Program. The single family housing program will be aimed at providing assistance to LMI residents to allow them to stay in their neighborhoods and meet their unmet need gap with improvements such as elevation, hardening, repairs, etc., in hopes of increasing their home value.

The buyout program is a dual-benefit program that will convert high risk areas, currently surrounded by improperly located multifamily complexes, into drainage detention areas that will sustain the neighborhood around them. The program will also provide housing choice options to the multifamily residents as follows: relocation assistance to high-quality rental properties, first-time homebuyer assistance for new housing units built from the TIRZ program, and down-payment assistance for displaced renters to purchase a home at a location of their choice. Any property acquired will be used to further the goal of hardening the infrastructure within the LMI communities surrounding the property. For example, a property may be utilized to create a drainage pond to reduce water flow to historically disinvested and continually impacted areas.

Regarding your technical concerns, additional data regarding LEP and other communities was added to the AP from HUD's Fair Housing portals. Additionally, as set forth in the Citizen Participation Plan in the AP, any future substantial amendments to the AP will follow a public comment process.

Your comments are greatly appreciated and will be included in our final AP to be submitted to the Department of Housing and Urban Development (HUD).

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Bohannon, JayAlan <JayAlan.Bohannon@HoustonPolice.Org>  
**Sent:** Wednesday, August 17, 2016 7:40 AM  
**To:** Itz, Mary - HCD  
**Subject:** Disasters

I am not sure if this is already being implemented or not but, one suggestion is to use the City of Houston Community Centers as Disaster Assistance Relief and Recovery Centers for the purpose of using these centers for minor medical injuries, staffed with Emergency Medical Technicians with radios for communication to ambulance services as needed. Also, if feasible, to allow for one to two police officers at each center for safety and security. These centers could be additionally used for FEMA / HUD / Other Agency to use as needed. Transportation could be set up through metro for the elderly and special needs folks and anyone else who needs help or assistance in the above mentioned areas. These centers could be utilized in areas just outside the perimeter of flooded areas for easy access to friends and family to visit the centers and help or assist their loved ones in their greatest time of need. Volunteers could be used to help with any logistics issues such as food or water distribution. Just an idea I thought might help in this kind of disaster.



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

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September 6, 2016

Mr. JayAlan Bohannon  
[JayAlan.Bohannon@HoustonPolice.Org](mailto:JayAlan.Bohannon@HoustonPolice.Org)

Subject: Comments on the City of Houston Draft Action Plan for 2015 Floods

Dear Mr. Bohannon:

This letter is written in response to your comments regarding the Draft Action Plan. You suggested utilizing City of Houston multi-purpose centers as sites for disaster assistance relief and recovery efforts. The City of Houston's Housing and Community Development Department does not have oversight of the multi-service centers. The centers are operated by the Department of Health and Human Services. For more information on these centers, please visit their website at [www.houstontx.gov/parks](http://www.houstontx.gov/parks).

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the Department of Housing and Urban Development (HUD).

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director



Residents Against Flooding has several concerns about the Action Plan for Disaster Funds

- 1) Sixty percent (60%) of the homes that flooded in recent rain events were outside any mapped floodplains. This is over 1.8 times the national average and is indicative of the severity of Houston's problem, which will continue to get worse unless significant changes are made to the way that Houston allows development to occur. Had the City and County followed federal guidelines, and in the case of the City of Houston, its own ordinances, this number would have been much lower. Following are relevant sections of Chapter 19:
  - a. Chapter 19, Section 4.a of Houston's governing Code of Ordinances states: From time to time elevation and flooding studies are undertaken by or under the auspices of the Federal Emergency Management Agency and local political subdivisions (such as a TIRZ), such as the Harris County Flood Control District, that **have responsibility to abate flooding. Upon determination that the data generated by such a study appears to be reliable and based upon sound engineering and surveying practices and further that the study's data indicate that the effective FIRMs are materially inaccurate, the city engineer may cause the study data to be administered for purposes of this chapter as though it were a part of the effective FIRM.** Any such determination shall be issued in writing and a copy shall be placed on file in the office of the city secretary.
  - b. Chapter 19, Section 43 states:
    - i. Except as may be otherwise provided in this chapter, no permit shall hereafter be issued for a development to be located in any floodway, **or any special flood hazard area for which a floodway has not been designated**, if that development provides for:
      1. Encroachment by the deposition of fill, or other similar construction, within the floodway, or the special flood hazard area if no floodway has been designated; or
      2. New construction, additions to existing structures, or substantial improvement of any structure within the floodway, or the special flood hazard area if no floodway has been designated.
      3. The general restriction stated herein shall not apply to a repair or renovation that is not a substantial improvement.

Like so many of Houston's Ordinances, this one may also be overridden by the Chief Engineer, but unlike others this is based upon compliance with FEMA rules. FEMA requires that the City alert them within 6 months of any study showing an area is at risk in a 100-year rain event. That area should then be put into a Special Flood Hazard Zone.

Rules applied in both the SFHA and SFHZ are as if the area is within a flood plain. Therefore, no fill dirt is allowed to be imported without one-for-one mitigation. All other flood plain rules apply. Again, had the City and County followed federal guidelines quite a lot of flooding could have been prevented.

- 2) The City has a habit of trying to fix flooding local to an area without understanding the dynamics of stormwater runoff and drainage upstream and downstream of the targeted area. For example, at least one project on the list for improvements will transfer more water through an inadequate drainage system into neighborhoods that already have severe flooding, essentially moving or worsening the problem elsewhere.

The City should take some of the federal money and invest in two-dimensional flow modeling computer programs and the education of engineers tasked to develop models corresponding to areas in the vicinity where projects will be developed **prior to installation of those projects**. This would insure that engineers better understand the problem so that they can arrive at an optimal solution. For example, flooding usually is a result of poor drainage or overland sheet flow of water following normal gravity flows. If this water is trapped and retained or detained before it enters the susceptible neighborhood, flooding would be completely averted, **rather than moved elsewhere**.

- 3) The normal fix for preventing future house flooding is to elevate the property, whether this is supported by FEMA or paid for by the homeowner. FEMA and the local governments of the affected areas need to promote reconstruction using pier and beam construction, rather than trucked in fill dirt and massive concrete slabs. In a major event, pier and beam allows water to flow underneath the structure and doesn't displace water so doesn't make flooding worse. Also, because all local governmental entities are allowing developers to elevate their properties with fill dirt, water surface elevations continue to rise. Pier and beam construction allows the homeowner a relatively cost effective way to increase their elevation to in order to compensate for this destructive practice.
- 4) The City often enforces its rules differently for homeowners than it does for developers. For example, home sites over 1 acre must add on-site detention and drainage, which the City robustly enforces; however, large redevelopments may not be required to add detention, even when grandfathering doesn't apply. Furthermore, nearly every development or redevelopment is allowed to bring in fill dirt to elevate their properties, which, as previously noted, raises water surface elevations for surrounding properties, increasing their flood risks. Some money should be set aside to have serious public and transparent reviews of our infrastructure design rules, taking very seriously the need to stop flooding. Heretofore, City emphasis has been on growth at any costs, perhaps in order to increase revenue to pay for pension debt. Let me repeat: 60% of homes that flood are outside a mapped floodplain – a direct result of development policies – policy that must change!
- 5) Residents Against Flooding has been pointing out these issues for years to various Mayors and City Council Members with little or no success. Although the blank looks from our elected officials might be mistaken for ignorance, we think our arguments and our facts are sound and have not been refuted. Therefore, we have concluded that there is another reason for the blank looks. Formation documents for TIRZ 17 in our area seem to point to the City bending over



backwards to help local developers rid the City of blight. From one of the TIRZ formation documents, City Ordinance 1999-852, come the following comments:

As part of the economic impacts justifying a TIRZ in an upscale area, 1999-852 describes neighborhoods north of I-10 as:

“in decline” “composed of elderly persons and young poor families”  
 “gang and drug problems persist” “ values...50% lower...many priced under \$60,000 on large lots.”  
 “Deteriorating neighborhoods to the north (half the physical trade area)..become poverty households”  
 “Population losses...residual...composed of ...elderly empty-nesters who spend little on acquiring goods as they become older.”

Members of Houston’s Housing and Community Development offices should be appalled by the use of age, incomes, or limited retirement expenditures as a justification to discriminate. Even so, while it’s true that there are elderly empty-nesters and new young families, these quotes are also describing an area where property values are well above Houston’s median price, despite the propensity for flooding. Large lot properties nearby regularly sell for close to a million dollars and the area was described by economist Barton Smith as the new geographic center of Houston. Therefore, these descriptions weren’t accurate, but were instead a means for a wealthy corporation to use money meant for blighted areas to enhance their personal wealth and power.

Building wide roads that divide neighborhoods, increases traffic and adds access to criminals, but building those roads without adequate storm sewers and with bridges that don’t allow adequate flow, causes increased flooding. Allowing developers to build without detention, to substantially elevate their properties while redirecting their stormwater runoff into inadequate drainage channels, and directing flood waters from other neighborhoods into the described area, builds a circumstantial case for intentionality, particularly when residents and local Super Neighborhood and civic association officers regularly alerted public officials of infractions. The case becomes more compelling, however, when other 1999-852 text wording is revealed:

“The immediate neighborhood is composed of older urbanized areas that may experience some re-development.”  
 “Drainage improvements will also be required for the area north of the freeway to remedy the poor drainage conditions and meet the needs of the higher use development.”  
 “3. Major Challenges include:  
     - conducive to business remaining  
     - retain & expand M-H Health Care Facilities  
     - upgrade neighborhoods

The Project Plan from which these quotes were taken was written by the developer who stands to gain the most from area redevelopment. That same developer lobbied state government for the formation of TIRZ 17, which immediately after its formation reimbursed the developer for the money spent on lobbying for its creation. Whether legal or not, it smacks of cronyism.

Conclusion:

We urge the City to begin enforcing its and FEMA's rules regarding SFHA's and SFHZ's to prevent future flooding while working to mitigate the problems in these areas. Once flooding has been solved, they can be removed from the SFHA's. It is imperative that existing development practices be changed to prevent the need for future SFHA's.

We urge the City to direct some funds towards stormwater flow modeling tools that can be used to understand the flooding better, so that locally engineered solutions don't simply move the problem elsewhere.

We urge the City to incentivize and codify the use of pier and beam construction for homes. Further, we urge the City to install underground detention under every roadway built or rebuilt.

We urge the City to strongly enforce its rules that are designed to prevent flooding and strengthen its Infrastructure Design Manual by removing grandfathering and other misguided practices. We can supply a list of recommended changes upon request.

We urge the City to use this federal money wisely and to be careful not to allow the money to be misused. Please spend the money where it is most needed, but look carefully at the causes of area flooding before beginning construction.

Residents Against Flooding (RAF) has worked on these issues for years. After being ignored for so long, we filed a lawsuit for flooding remedy on behalf of neighborhoods seemingly targeted for redevelopment with apparent complicity from the City.



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

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September 6, 2016

Mr. Ed Browne  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Browne:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You provided detailed recommendations which will be considered by our staff.

However, it is important to note that data used to calculate the unmet need from the 2015 floods may be preliminary or incomplete. In some instances, costs are still being assessed by FEMA. Recognizing these limitations, the City's Plan is written broadly enough to change as we get more information about the unmet needs. It is important to note that while the Plan envisions broad areas of allocations, no funds have yet been allocated to any particular projects.

Based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods, and to address the unmet needs gap after insurance, FEMA, or any other assistance. Some improvements will include elevation, hardening, and repair.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

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**From:** Cindy Chapman [REDACTED]  
**Sent:** Sunday, August 21, 2016 9:21 PM  
**To:** Itz, Mary - HCD  
**Subject:** Comments - Action Plan for Disaster Recovery - 2015 flood events"

I am writing to send my comments about the Draft "Action Plan for Disaster Recovery - 2015 Flood Events".

I am a resident of Westbury, located in District K. About 400 homes in Westbury flooded during the Memorial Day 2015 flood event, and about 200 Westbury homes flooded during the October 2015 flood event.

The area where the flooding occurs has many elderly residents on fixed incomes, especially those of our residents who moved into their homes in the 1960's or 1970's. Many of these homes are now known to have out-dated and deficient street drainage and also are in the 100-year flood plain.


I would like to ask that funds be allocated in District K to:

1. Improve old street drainage in Westbury that is now considered to be deficient and undersized by current engineering designs.
2. Acquire land UPSTREAM of Westbury (in the general area of West Bellfort and Fondren in the watersheds of the "Fondren Diversion Channel D-140-00-00 or ditches D-140-05-02 or D-140-05-01) to create new detention lakes that will:
  - a) reduce residential flooding within Westbury. It is already known that these new detention lakes will reduce flooding, because the Infrastructure Committee of the Brays Oaks Management District (BOMD) had hired engineering consultants to analyze options to reduce flooding within the area of BOMD.
  - b) reduce other residential flooding (not in Westbury) in the watersheds of Willow Waterhole Bayou and Brays Bayou
  - c) provide recreational greenspace with the new detention lakes, in an area that is highly populated and is also deficient in greenspace
  - d) have the potential to reduce the density of poverty in a multitude of low-income apartments located in the 100-year flood plain along the general Fondren or West Bellfort corridor
  - e) connect to planned new trails along the "Fondren Diversion Channel", which have been identified in the Brays Oaks Management District Parks Master Plan and in the Houston Parks Master Plan
  - f) Provide much needed greenspace in Park Sector 8 in the city of Houston. According to the City of Houston Parks Master Plan, in Park Sector 8, "There are almost 295,000 residents living in this Park Sector; this is most populated Park Sector with almost 14% of the population of the city. There is a high percentage of elderly & youth. • An additional 155 acres of parkland (Neighborhood parks) are needed in Park Sector 8. This is based on the current population (2010 US Census) of the Park Sector and needs assessment done for Pocket, Neighborhood and Community parks (number of

acres per 1,000 people). • The Health of Houston 2010 Survey shows that 14.5% of the population has been diagnosed with diabetes, compared to 11.4% for the City of Houston as a whole"

Thank you for this opportunity to make comments on the draft action plan.

Best regards,  
Cindy Chapman

A large black rectangular redaction box covering the signature and any accompanying text or contact information.





Westbury Area Improvement Corporation  
5322 W. Bellfort, Suite #107  
Houston, TX 77035

August 22, 2016

**CM Ellen Cohen**  
**CM Larry Green**  
**Mary Itz, Houston Community Development**

**Subject:** Comments on Action Plan for Disaster Recovery for the 2015 Floods

I am President of the non-profit Westbury Area Improvement Corporation (WAIC), which has worked to improve quality of life in the Westbury area of Houston since 1991.

During the monthly August 17, 2016 board meeting, our board discussed the Draft Action Plan proposed by the city for disaster recovery from the 2015 flood events. Over 400 homes in the Westbury area experienced structural flooding during 2015, some homes even flooded twice.

The area where the flooding occurs has many elderly residents on fixed incomes, especially those of our residents who moved into their homes in the 1960's or 1970's. Many of these homes are now known to have out-dated and deficient street drainage and also are in the 100-year flood plain. Residents of Westbury have requested repairs to the local inadequate street drainage system.

However, we also know that some of the flooding in Westbury is caused by conditions "upstream" of Westbury. Preliminary engineering analysis demonstrates that the areas of flooding in Westbury would greatly benefit by providing additional stormwater detention lakes upstream of Westbury (in the approximate general area of Fondren and West Bellfort). As a side benefit, this would also help reduce flooding in other areas, too, such as nearby Meyerland.

The board of the WAIC unanimously approved this motion on August 17: "The WAIC supports additional detention in the D140 and D112 watersheds to reduce structural flooding in Westbury along the Willow Waterhole Bayou (D112) and the 'Braewick Ditches' (D140-05-01 and D140-05-02)." D140 is commonly referred to as the Fondren Diversion Channel.

Sincerely,

Cindy Peden Chapman, (electronic signature)  
Westbury Area Improvement Corporation (WAIC), President  
[Westbury37WAIC@gmail.com](mailto:Westbury37WAIC@gmail.com)  
713-723-5437 WAIC office

*The purpose of the Westbury Area Improvement Corporation (WAIC) shall be to improve the quality of life for those who live, work, learn, or play in the Westbury community. This will be done by promoting the civic, cultural, educational, and general welfare of residents, workers, students, and visitors to the Westbury SuperNeighborhood in Houston, Texas.*

*The WAIC was incorporated in 1991.*

*Like us on Facebook at "WAIC Houston"*



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Ms. Cindy Chapman

Subject: Comments of the City of Houston Draft Action Plan for 2015 Floods

Dear Ms. Chapman,

This letter is in response to your comments regarding the draft Action Plan. The City shares in your sentiment that all residents, particularly those of special needs groups or Low-to-moderate income levels should have the benefit of adequate drainage and other detention measures in order to stop their homes and communities from flooding. We recognize that this can be done by giving individuals the ability to improve their homes resiliency, and their communities through adequate infrastructure. The costs associated with repairing inadequate drainage and other vital infrastructure may not have been tied to the flood damage, and therefore have not been captured in infrastructure damage estimates. However, we recognize the need for mitigation and resilience in our communities. Due to your comments, and those of others, our program design and budget has now changed to match the following:

Activity	Amount
Public Facilities/Infrastructure	\$29,232,000
Housing (Single Family Housing Program)	\$12,000,000
Infrastructure Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>Total</b>	<b>\$66,560,00</b>

The updated Action Plan has changed as comments and new data have been made available. The Single Family Housing Program will focus on the provision of assistance to eligible residents. Additionally, the buyout program is a dual-benefit program that will convert high-risk areas currently surrounded by improperly located multifamily complexes into drainage and detention areas to help sustain the neighborhoods around them. Multifamily residents will be able to participate as well. Full details on each new program can be found in the most current Action Plan. Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Your comments are greatly appreciated and will be included in our final Action Plan to be submitted to the Department of Housing and Urban Development (HUD).

Sincerely,

  
Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** Marla Cooper [REDACTED]  
**Sent:** Tuesday, August 23, 2016 3:58 PM  
**To:** 2015 Flood Events  
**Subject:** additional funds coming for elevation alternates?

It appears that there may be additional funds coming, does this mean that some alternates may get the funds to elevate their homes?



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

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Interim Director  
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Houston, Texas 77007

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F. (832) 395-9662  
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September 6, 2016

Ms. Marla Cooper  
[REDACTED]

Subject: Comments of the City of Houston Draft Action Plan for 2015 Floods

Dear Ms. Cooper:

This letter is in response to your comments regarding the Draft Action Plan. You suggested using future funding for the elevation of homes. Based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods and address unmet needs gap after insurance, FEMA, any other assistance. Improvements will include elevation, hardening, and repair.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** David Davies <[REDACTED]>  
**Sent:** Thursday, August 18, 2016 10:21 AM  
**To:** ellen@ellencohen.org; Green, Larry - CNL; COH - Mayor; 2015 Flood Events  
**Subject:** OBJECTION TO Draft Action Plan for Disaster Recovery 2015 Flood Events

I volunteer as Treasurer of United Orthodox Synagogues with about 350 member families living mostly in the Willow Meadows and Meyerland communities who suffered substantial damage from these flood events. We were one of the most, if not the most, impacted in the Memorial day flood and some residents suffered a second time in following flood event(s). A number of our residents continue to suffer and still cannot afford to return to their homes.

This CDBG-DR15 Block Grant is for disaster relief directly related to these flood events, and these funds were received by Houston at least in part directly due to our losses and suffering, yet it appears that there are 0 funds being allocated by the City to these communities.

In reading through this document as a layman and in the too short time available before the public hearing tonight, my understanding is that these funds are not limited to LMI areas, there is discretion on the part of the City on how and where to allocate these funds, and that direct relief to individual homeowners is a proper use of these funds. Yet it seems the City is co-opting all of these funds to pay for infrastructure projects in drainage in other areas that maybe "could" mitigate (quote from your action plan document) not "will" or "would" mitigate these flood events in the future. Whereas, providing direct assistance to individuals to raise their existing homes, or assistance towards building new homes, above the flood plain "would" absolutely mitigate any future flood damage to those homes. We have families in Willow Meadows who need this assistance.

This plan needs to be redrafted to allocate at least some reasonable portion of these funds to the Willow Meadows and Meyerland communities and to provide direct assistance to qualifying homeowners who as of today, cannot afford to move back into their own homes.

Thank you.

Respectfully submitted,  
David A. Davies



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houston.tx.gov/housing](http://www.houston.tx.gov/housing)

September 6, 2016

Mr. David Davies  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Davies:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that the communities of Willow Meadows and Meyerland were not included in the areas proposed to be served. You also discussed the flexibility of funds and low to moderate income requirements.

CDBG funds are not limited to low and moderate income areas. However, the City is required to expend no less than 70% of our allocation to these areas. As such, you may have seen heavy emphasis in our Plan to serve low and moderate households. The City is committed to assisting as many individuals as possible and believes that by focusing on comprehensive drainage improvements, this can be accomplished. Based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods and address the unmet needs gap after insurance, FEMA, and any other assistance. Some improvements will include elevation, hardening, and repair.

It is important to note that while the Plan envisions broad areas of allocations, no funds have yet been allocated to any particular projects. We are looking for and welcome ideas for projects that are eligible, and that will have a positive impact on reducing flooding in the Meyerland/Willow Meadows areas; and other areas of significant impact.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houston.tx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** jdinkin@erjcchouston.org  
**Sent:** Tuesday, August 23, 2016 3:36 PM  
**To:** Tom.McCaslin@houstontx.gov  
**Cc:** Itz, Mary - HCD; CNL District C; CNL District K; CNL District J; 2015 Flood Events  
**Subject:** ERJCC/JFS/JFGH-City of Houston HUD-CDBG-DR Grant for 2015 Flooding Events Submission  
**Attachments:** City of Houston Submission.pdf

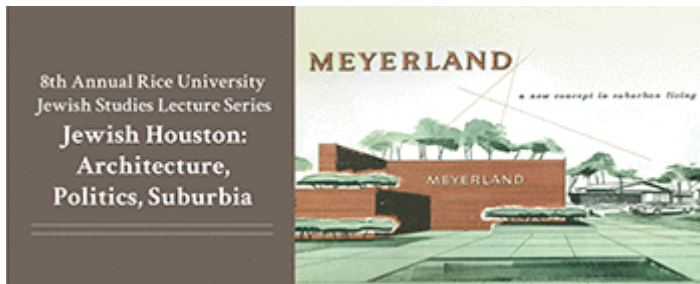
Good Afternoon Tom,

Attached is the joint submission from the Evelyn Rubenstein Jewish Community Center, Jewish Family Service, and Jewish Federation of Greater Houston on behalf of our clients and constituents, containing comments and suggestions regarding the City of Houston Housing and Community Development Department's Draft Disaster Recovery Action Plan for use of the HUD-CDBG-Disaster Recovery Grant for 2015 Flooding Events.

We appreciate your consideration on behalf of our clients and constituents for inclusion in this plan.

Thank you,

Joel Dinkin | Executive Vice President  
Evelyn Rubenstein Jewish Community Center of Houston  
5601 S. Braeswood | Houston, Texas 77096  
p 713.551.7232 | erjcchouston.org







EVELYN RUBENSTEIN JCC  
HOUSTON



Jewish Family Service  
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OF GREATER HOUSTON

August 23, 2016

Mr. Tom McCaslin  
Interim Director  
City of Houston Housing and  
Community Development Department  
601 Sawyer, Suite 400  
Houston, TX 77007

Dear Mr. McCaslin:

We are pleased to submit the attached document, containing comments and suggestions regarding the City of Houston Housing and Community Development Department's Draft Disaster Recovery Action Plan for use of the HUD-CDBG-Disaster Recovery Grant for the 2015 Flood Events. As leaders of agencies located and serving families living in the neighborhoods that were hardest hit during the 2015 Memorial Day Flood, we continue to support and assist flood-impacted families. Rooted in Houston's Jewish community, two of our organizations serve all Houstonians as United Way agencies.

As the directive language for the HUD-CDBG-Disaster Recovery Grant for the 2015 Flood Events specifies, funds must be used to address unmet need in those areas "most impacted and distressed" by the 2015 Flood Events. The grant language also allows up to 30% of the funds to be expended regardless of the income level of those with outstanding unmet need that the grant is designed to address. Indeed, the grant directives state that in the case that the greatest number of impacted and distressed families continuing to have unmet flood recovery need are not low- to moderate-income, then the grantee can apply for a waiver based on the concentration of impact and the continuing unmet need. As the 2015 Memorial Day Flood impacted areas along Braes Bayou more than any other area in the City, we urge the City to re-focus its plan to address the unmet need of families in those areas.

We submit our comments and suggestions on behalf of our clients and constituents, and to request that the City's Housing and Community Development Department include in this plan assistance for these families, who continue to be negatively impacted by the 2015 Memorial Day Flood and who continue to have unmet needs for their recovery from the flood.

We would welcome the opportunity to discuss these ideas with you and your team.

Sincerely,

Joel Dinkin  
Executive Vice President  
Evelyn Rubenstein Jewish  
Community Center of Houston

Linda Burger  
CEO  
Jewish Family Service Houston

Lee Wunsch  
President & CEO  
Jewish Federation  
of Greater Houston

cc: Mayor Pro Temp Ellen Cohen  
City Council Member Mike Laster  
City Council Member Larry Green





**EVELYN RUBENSTEIN JCC**  
HOUSTON



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OF GREATER HOUSTON

## Response to City of Houston Housing and Community Development Department's Draft Action Plan for the HUD-CDBG-Disaster Recovery Grant for 2015 Flooding Events

Submitted by: Jewish Federation of Greater Houston, Jewish Family Service Houston,  
Evelyn Rubenstein Jewish Community Center of Houston

"We're going to do everything in our power to try to convince you to stay in the area, stay in your homes, because this Meyerland, Braeswood, Westbury area, these areas are critically important for this community, for the schools, for the synagogues, and for all of the amenities of the area, and quite frankly, it's very important for the City of Houston. The City of Houston will be diminished if you make the decision that this is not where you want to continue to be. We're going to do everything we can to convince you to stay and rebuild again."

- Mayor Sylvester Turner, April 20, 2016, speaking to flooded residents of neighborhoods along Braes Bayou at Mark Twain Elementary School

As three agencies located in the areas of greatest negative impact during the 2015 Memorial Day Flood, and serving that area's residents, our organizations are submitting these comments to the City of Houston's Housing and Community Development Department in response to its Draft Action Plan for Disaster Recovery for the 2015 Flood Events. The goal of this paper is to make concrete suggestions to be able to help "the most impacted or distressed areas" from the 2015 Memorial Day Flood, as is a statutory requirement of the HUD-CDBG-Disaster Recovery grant to the City of Houston for the 2015 Flood Events.

For the Memorial Day 2015 Flood, the greatest concentration of impact was for single-family homes. Those that experienced damage categorized as "major-low" or higher (minimum of \$8,000 of FEMA- inspected real property damage and/or 1 foot of flooding on first floor) [p. 39708-39709] were along Braes Bayou, in the following areas of Houston: Meyerland, Willow Meadows, Westbury and Braes Oaks, with the greatest concentration in Meyerland.

As a grantee, the City of Houston is required to include an assessment of unmet needs in its Action Plan – those recovery needs that were not covered by other grants from FEMA, SBA or NFIP claims. While the City's Draft Action Plan for Disaster Recovery for the 2015 Flood Events comes to a total number of households impacted by the 2015 Memorial Day and Halloween floods using FEMA, SBA, NFIP and the City's 311 data, a review of the maps reveals some incomplete data. Many people did not report into 311, for instance, because they were focused on securing immediate muck-out assistance from CERT-Willow Meadows or other first-responder connected organizations. Five non-profit agencies in Houston were designated by HUD to support and assist families impacted by these floods – one of which is Jewish Family Service of Houston.

Our agencies were contacted by local residents whose homes flooded to secure relief and assistance after their homes flooded. Some impacted families received services (muck-out, supplies, food/ clothing donations, resources) and did not register with 311 or our agencies, as we broadcast the availability of supplies and other items via social media and email. Indeed, there are 4,003 members of the Facebook group created to share information in the wake of the 2015 Memorial Day Flood. Our data appears to include more houses impacted by the 2015 Memorial Day Flood, as many of those houses were assisted by local agencies prior to the 311 system being able to register the homes. In total, for the 2015 Memorial Day Flood, Jewish Family Service (JFS) assisted 450 clients.





**EVELYN RUBENSTEIN JCC**  
HOUSTON



One of the key directives within the grant language is that “At least 70% of expenditures for low- to moderate-income persons” or “low- to moderate-income families”. The city’s plan has interpreted this language as pertaining to low- or moderate-income (LMI) neighborhoods. Yet, the overwhelming concentration of families impacted by the 2015 Memorial Day flood live outside of LMI areas, if determined by zip code or census tract.

We urge the City’s HCDD to adjust its Draft Plan to help homeowners recover directly in the areas which were most greatly impacted by the 2015 Flood Events. While the City has stated that all of the funds will be expended on infrastructure projects as the method for preventing additional flood damage, and has interpreted the evaluation of income levels by neighborhood, the current plan does not directly help those homeowners who were most greatly impacted by the 2015 Memorial Day Flood.

Yet, in the grant language there is the directive that “Funds will be used solely for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas for which the President declared a major disaster in 2015 ....” (Section IV, E, 44, h, 1, emphasis added) We urge the City to re-focus its plan to directly assist those areas most impacted and distressed by the 2015 Memorial Day Flood, which was both historic in size and highly concentrated in the Meyerland, Willow Meadows, Westbury and Braeswood areas.

There are several different ways for the City’s HCDD to adjust its focus within the grant directives published by HUD on June 17, 2016, so that it truly is helping homeowners and areas that were “most impacted or distressed” by the 2015 Flood Events. We offer the following concrete suggestions to help directly assist persons impacted by this flood with disaster relief long-term recovery and/or restoration of housing, to achieve Mayor Turner’s stated goal of helping the families in these severely impacted communities remain in Houston and in their homes.

1. Focus on individual households (persons/families from the grant language) and not neighborhoods – to evaluate individual families’ unmet need for relief and long-term recovery, as well as income level. Of the families helped by JFS in the wake of the Memorial Day Flood, a significant number would qualify as “low- to moderate-income persons”: 22.89% of the JFS-served clients were at 100% of poverty or under, 36.67% of the clients were 101% - 199% of poverty, and 10.22% were 200% - 250% of poverty – totaling 69.78% of the clients being at 250% of poverty or below. JFS would be happy to work with HCDD to identify candidates for any programs that are developed, as it continues to provide disaster case management services for over 200 families.
2. Include an exception for the special categories mentioned in the draft action plan, should they have continuing unmet need, as several impacted homeowners are seniors, disabled, unemployed, children, veterans, have medical chronic conditions, fall into other special categories, or are on limited income. Of those assisted by JFS: 10.67% were minor children (ages 0-17); 2% were youth (ages 18-25); and 27.33% were seniors (65 and over). JFS did not collect data on other conditions except employment. Of the client survey respondents, 5.6% were unemployed, 6.40% were unable to work, 0.8% were students, 17.60% were retired, 8% were part-time employees, and 13.6% were self-employed. These numbers indicate a significant portion of the impacted households with limited resources.
3. Evaluate current homeowner incomes, and not historic incomes. Several families have had a change in income due to loss of employment since the 2015 Floods, and they have lost both income and home equity that could have helped them afford the repairs and/or mitigation against future floods. The grant’s language states that the aims of these funds are to help position individuals to be better prepared to survive future floods.





**EVELYN RUBENSTEIN JCC**  
HOUSTON



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4. Devote the maximum 30% of funds to impacted families that fall outside of this description (with the current 70% requirement);
5. Should the overall number of families greatly impacted and distressed due to the flooding exceed 30% of the total grant amount in direct assistance and infrastructure projects, we urge the City to seek an adjustment to the minimum 70% requirement for assisting low- to moderate-income persons, per Section VI., A, 7 (p. 39697 of the Federal Register) of the grant language, which states:

“grantees may seek to reduce the overall benefit requirement below 70 percent of the total grant, but must submit a justification that, at a minimum ... (d) demonstrates that low- and moderate-income persons’ disaster-related needs have been sufficiently met and that the needs of non-low- and moderate-income persons or areas are disproportionately greater, and that the jurisdiction lacks other resources to serve them.”

Since the overwhelming majority of impacted homeowners impacted by the 2015 Memorial Day Flood were outside of low- and moderate-income neighborhoods, we ask the City to seek this change, which would help the areas of greatest impact and distress from this flood. Moreover, our agencies continue to assist over 200 families with meeting unforeseen and unmet expenses incurred due to the flood.

6. Facilitate homeowners’ ability to elevate their homes, which is one of the allowed uses of these funds, per Sections IV, A, 1 (Housing) and B, 28, e (Elevation Standards). While nearly 150 homeowners applied for the FEMA Elevation Grant, only 46 were notified that they were chosen for the grant. That leaves 100 families who would prefer to elevate their homes, but who do not have the means to do so – this is a significant unmet need. These specific homes re-flooded in the 2016 Tax Day Flood and remain vulnerable to future flood events. Elevating them within the stated elevation standards will take them out of danger.
7. Provide mortgage payment assistance for those families who continue to face a hardship due to paying mortgage on uninhabitable homes. Section IV, B, 31 (p. 39704) of the grant language modifies the limits on emergency grant payments for interim mortgage assistance from 3 months to 20 months. These interim mortgage payments are designed to alleviate the hardship for homeowners who continue to be displaced, are in the process of rehabilitating their single-family home, and are paying mortgage while their home is uninhabitable. Our agencies continue to help families that have been displaced by the Memorial Day 2015 flood and who are struggling to afford both rent for their current residences, as well as continuing to pay mortgage on their homes that are uninhabitable. One JFS client survey indicated that 38.40% continue to be living in temporary housing.

These adjustments to the current plan would help the City facilitate unmet need for long-term recovery of persons or families in the areas most impacted by the 2015 Memorial Day Floods. Indeed, nearly one-third of the impacted families working with JFS are considering moving out of Houston – which undoubtedly would be a loss to the City, as stated by Mayor Turner.





**EVELYN RUBENSTEIN JCC**  
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As for infrastructure projects that could more directly address those areas most impacted and distressed by the 2015 Floods (Willow Meadows, Meyerland, Westbury and Braes Oaks), we urge the Department to re-focus its planned allocations of grant funds to projects that directly benefit the impacted and distressed areas. Not only did these areas flood in the Memorial Day 2015 flood, but they re-flooded in the 2015 Halloween Flood and the 2016 Tax Day Flood. This would be an additional strategy to help fulfill Mayor Turner's stated objective of helping residents of these areas remain in their homes.

We urge the HCDD to work with the Braes Oaks Management District, the Westbury Civic Club, the Meyerland Community Improvement Association, the Willow Meadows Civic Club, the Maplewood South/North Community Improvement Association, and the related Super-Neighborhoods that correspond to this area, to identify specific projects to improve drainage and retention capacity along Braes Bayou. Specifically, we urge the HCDD to:

- A. Incorporate into the plan the drainage and flood prevention plans developed by these neighborhood organizations, which contracted engineers and/or hydrologists of their own to create specific infrastructure plans;
- B. Add to the list of infrastructure replacement of the older drainage with the current, larger piping;
- C. Identify new locations for retention ponds, or areas that could be used for water retention in a major flooding event (golf courses, for instance).

In addition, we urge the City's Department to inspect the drainage upgrades in Meyerland and Willow Meadows, to ensure that all of the components were properly installed, and that all of the drainage is clear of debris and working as intended. Moreover, we ask that the City's HCDD monitor how water is flowing in the streets, ditches, retention ponds and bayous throughout the neighborhoods along Braes Bayou. Some of these systems were created several years ago and may not be working as expected today.

Like Mayor Turner, our goal is to do everything in our power to ensure that the residents who were most severely impacted and distressed by the 2015 Flooding Events are able to recover from the floods, and have the confidence in their flood mitigation effort to stay in their homes and in the City of Houston. As agencies that are located in these areas and serve their residents, we are ready to work with the City of Houston's Housing and Community Development Department to create an Action Plan for obligating the HUD-CDBG-Disaster Recovery Grant for the 2015 Flooding Events, so that they support efforts to attain the Mayor's goal. We hope that the City's Housing and Community Development Department will incorporate some of all of these suggested adjustments to its draft plan, as they will re-focus the plan to directly address the unmet need in areas most impacted and distressed by the 2015 Flood Events.





# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
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September 6, 2016

Mr. Joel Dinkin, Executive Vice President  
Evelyn Rubenstein Jewish Community Center of Houston  
5601 S. Braeswood  
Houston, Texas 77096

Dear Mr. Dinkin:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You provided a joint submission from the Evelyn Rubenstein Jewish Community Center, Jewish Family Service, and Jewish Federation of Greater Houston on behalf of your clients and constituents, containing comments and suggestions regarding the City's plan.

The City is committed to assisting as many individuals as possible and believes that by focusing on comprehensive drainage improvements, this can be accomplished. Data sets used to identify areas experiencing the greatest impact may be preliminary or incomplete. Therefore the Plan was written to allow future amendments upon receiving additional data which may include other areas. A Buyout program is also included in our Plan. While we understand this may not be an option for some, it offers a viable option for those who are interested in relocating a viable option. In addition, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to low and moderate income residents to allow them to stay in their neighborhoods and address the unmet needs gap after insurance, FEMA, and any other assistance. Improvements will include elevation, hardening and repair.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment. And finally, the Plan can be amended by a vote of City Council to add or remove projects at any time throughout its duration.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott", is written over a circular official stamp.

Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Westbury Civic Club President <wccpresident@westburycrier.com>  
**Sent:** Monday, August 22, 2016 6:02 PM  
**To:** Cohen, Ellen - CNL; Green, Larry - CNL; Itz, Mary - HCD  
**Cc:** Perkins, Donald - CNL; Westbury Civic Club; WAIC Houston; Becky Edmondson  
**Subject:** Westbury Civic Club 2015 Flood recovery comments  
**Attachments:** WCC 2015 flood recovery comments.docx

Attached is the Westbury Civic Club letter following my public comments made at last week's public hearing. We appreciate the opportunity to participate and sure hope that something can be done to alleviate/mitigate the flooding in the Brays watershed for the several thousand in harms way.

--

Best regards,

Becky Edmondson  
President  
Westbury Civic Club, Inc.  
713-443-3951

Office:  
5322 West Bellfort Ste 107  
Houston, TX 77035  
Phone: (713) 723-5437  
Fax: (713)723-6735

[www.westburycrier.com](http://www.westburycrier.com)  
Become our friend on facebook!

Have you paid your dues? Join us in making Westbury the safest, cleanest, greenest neighborhood in Houston.



# Westbury Civic Club

August 22, 2016

**CM Ellen Cohen**

**CM Larry Green**

**Mary Itz, Houston Community Development**

**Subject:** Comments on Action Plan for Disaster Recovery for the 2015 Floods

I am President of the Westbury Civic Club (WCC) and attended the public hearing. Over 400 homes in the Westbury area experienced structural flooding during 2015, some homes even flooded twice. As stated in my public comments, the area where the flooding occurs has many elderly residents on fixed incomes, especially those of our residents who moved into their homes in the 1960's or 1970's. Our storm drainage system dates back to the 1950s and is inadequate, under-sized by today's standards and in many instances collapsed or even further restricted by sediment. Westbury has requested repairs to the local inadequate street drainage system. It has been pre-engineered by the City and found to be in need of replacement. However the projects are unfunded.

Some of the flooding in Westbury is caused by conditions "upstream" of Westbury. Preliminary engineering analysis demonstrates that the areas of flooding in Westbury would greatly benefit by providing additional stormwater detention lakes upstream of Westbury (in the approximate general area of Fondren and West Bellfort). As a side benefit, this would also help reduce flooding in other areas, too, such as nearby Meyerland.

During the monthly August 17, 2016 WCC board meeting, our board discussed the Draft Action Plan proposed by the city for disaster recovery from the 2015 flood events.

The board of the WCC unanimously approved two motions on August 17:

1. The WCC supports additional detention in the D140 and D112 watersheds to reduce structural flooding in Westbury along the Willow Waterhole Bayou (D112) and the 'Braewick Ditches' (D140-05-01 and D140-05-02) where over 400 homes experienced structural flooding in 2015.
2. The WCC supports local drainage projects along the Willow Waterhole Bayou and Braewick ditches.

Sincerely,

**Becky Edmondson**  
Westbury Civic Club, President  
713-443-3951  
[wccpresident@westburycrier.com](mailto:wccpresident@westburycrier.com)





# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

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[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Ms. Becky Edmondson  
Westbury Civic Club, President  
5322 W Bellfort, Suite 107  
Houston, TX

Subject: Comments of the City of Houston Draft Action Plan for 2015 Floods

Dear Ms. Edmondson:

This letter is in response to your comments regarding the Draft Action Plan. You provided two (2) motions approved by the Westbury Civic Club for recommended projects to be funded.

It is important to note that while the Plan envisions broad areas of allocations, no funds have yet been allocated to any particular projects. We are looking for, and welcome ideas for, projects that satisfy HUD's requirements while still having a very positive impact on reducing flooding in the areas of significant impact. In response to public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods and address the unmet needs gap after insurance, FEMA, and any other assistance. Some improvements will include elevation, hardening, and repair.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the HUD.

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** Amy [REDACTED]  
**Sent:** Wednesday, August 17, 2016 4:40 PM  
**To:** Ellen Cohen; Elsner, Traci - CNL; COH - Mayor; 2015 Flood Events  
**Cc:** Luna, Valerie - CNL  
**Subject:** Objection to City's plan for HUD-CDBG-DR Funding

Dear Mayor Turner and MPT Cohen:

I have reviewed the City's plan for using the HUD-CDBG-Disaster Recovery funds (draft August 2016, prepared by Housing & Community Development Department), and I have strong concerns about this plan for the Meyerland/Willow Meadows area.

1. There are \$0 allocated for projects in this area (Meyerland/Willow Meadows) - why are there not allocations for making further improvements to the drainage, or to repairing the ditches?
2. Even though the HUD-CDBG-Disaster Recovery Fund guidelines allow for allocation to help homeowners with the cost of flood mitigation (razing/rebuilding homes, for instance), there are \$0 allocated for this function - even though there is outstanding unmet need.

Many homeowners in the United Orthodox Synagogues area (Willow Meadows) who were impacted by the 2015 Memorial Day flood and do not have the funds to lift their homes or rebuild for mitigation, and were not chosen for the FEMA grant for lifting their homes - could use such allocated funds to mitigate against future flooding.

As a reminder - due to religious obligations, these homeowners cannot move.

As a side note, we heard from a City Councilperson's office that there had been a discussion within the City of using Eminent Domain to seize homes adjacent to ditches and bayous to use those properties for flood mitigation. I sincerely hope that this is not part of the City's plan - as it would serve to prevent UOS congregants from being able to reasonably observe their religion (which requires walking to synagogue on holidays and the Sabbath), by decreasing the available housing in the immediate area, thus forcing an increase in home prices, putting them out of reach for many families. Moreover, it would force UOS congregants to walk greater distances for religious worship - distances that are not feasible for many of the elderly, children or physically challenged members.

Since the Meyerland/Willow Meadows areas had the greatest concentration of impact (Area B of the Cluster Map on the draft plan's p. 34) from these 2 floods (Disaster No. 4223 and 4245) - for which this grant was made to the City of Houston, then it is reasonable to assume that the funds from the HUD-CDBG-DR grant (CDBG-DR15) would primarily be allocated to these areas. Instead, the draft plan does not allocate to those areas, but favors other, less impacted locations.

By allocating to help homeowners mitigate against future flooding events, these funds would be used for long-term recovery.

Indeed, the majority of the unmet need is in housing, according to the plan's own analysis.

While Mayor Parker told us that the Meyerland/Willow Meadows area is an affluent one and would not be receiving assistance (a highly prejudicial statement), there are individual families who cannot afford to repair or mitigate against future floods. Their life savings have been drained by this experience, they own houses that they cannot repair (due to a letter from the City of Houston stating that they could not repair their homes or get a permit before lifting them), and are paying rent + mortgage that they cannot afford (which has drained their savings). In essence, the City's letter and lack of action on grants has served to bankrupt them.

Unfortunately, the proposed draft plan only supports this erroneous and prejudiced statement by the former Mayor. Those constituents who can afford to repair, rebuild, or lift their homes are doing so. Others are either stuck, or have not mitigated against future floods for lack of funds. Without further assistance, these families will not be able to repair their homes, mitigate against floods, and recover - simply due to their location (which was the reason they flooded in the first place).

We propose that the City revise this draft plan to allocate 30% of the funds (\$22 million) to homeowner flood mitigation/long-term recovery for those families who cannot afford to pay for flood mitigation actions, and that the majority of the remaining funds be allocated to projects according to the intensity of the impact clusters.

Again, these funds were for specific floods that impacted the Meyerland/Willow Meadows area along Braes Bayou in a manner that was greater than other areas, along with Independence Heights. Those are the areas which should be prioritized in this recovery plan.

I am sending this to you because I did not see an email address for sending in public comments on this plan.

Sincerely,

Amy D. Goldstein

**Itz, Mary - HCD**

---

**From:** Amy [REDACTED]  
**Sent:** Friday, August 19, 2016 3:48 PM  
**To:** Itz, Mary - HCD  
**Subject:** Fw: Objection to City's plan for HUD-CDBG-DR Funding

Please include this in the public comments on the City's draft plan for the HUD-CDBG-Disaster Recovery funds.

Please also note that the 311 based maps on which the plan's analysis is based has incomplete data about impacted homes from the Memorial Day 2015 Flood. The Jewish Family Service of Houston has additional information about Willow Meadows and Meyerland.

I would add that the LMI evaluation should be based on individual households (per the appropriations language "LMI persons"), and not on neighborhoods, areas or census tracts.

In addition, the appropriations language states that the funds must be used to help persons impacted by the 2015 floods RECOVER, or for their benefit.

Thank you,

Amy Goldstein

An email address was not included in the plan.

Thank you,

Amy Goldstein

Sent from my BlackBerry 10 smartphone on the Sprint network.

---

**From:** Amy [REDACTED]  
**Sent:** Wednesday, August 17, 2016 4:39 PM  
**To:** Ellen Cohen; traci.elsner@houstontx.gov; sylvester.turner@houstontx.gov; 2015FloodEvents@HoustonTX.gov  
**Cc:** valerie.luna@houstontx.gov  
**Subject:** Objection to City's plan for HUD-CDBG-DR Funding

Dear Mayor Turner and MPT Cohen:

I have reviewed the City's plan for using the HUD-CDBG-Disaster Recovery funds (draft August 2016, prepared by Housing & Community Development Department), and I have strong concerns about this plan for the Meyerland/Willow Meadows area.

1. There are \$0 allocated for projects in this area (Meyerland/Willow Meadows) - why are there not allocations for making further improvements to the drainage, or to repairing the ditches?
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Many homeowners in the United Orthodox Synagogues area (Willow Meadows) who were impacted by the 2015 Memorial Day flood and do not have the funds to lift their homes or rebuild for mitigation, and were not chosen for the FEMA grant for lifting their homes - could use such allocated funds to mitigate against future flooding.

As a reminder - due to religious obligations, these homeowners cannot move.

As a side note, we heard from a City Councilperson's office that there had been a discussion within the City of using Eminent Domain to seize homes adjacent to ditches and bayous to use those properties for flood mitigation. I sincerely hope that this is not part of the City's plan - as it would serve to prevent UOS congregants from being able to reasonably observe their religion (which requires walking to synagogue on holidays and the Sabbath), by decreasing the available housing in the immediate area, thus forcing an increase in home prices, putting them out of reach for many families. Moreover, it would force UOS congregants to walk greater distances for religious worship - distances that are not feasible for many of the elderly, children or physically challenged members.

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While Mayor Parker told us that the Meyerland/Willow Meadows area is an affluent one and would not be receiving assistance (a highly prejudicial statement), there are individual families who cannot afford to repair or mitigate against future floods. Their life savings have been drained by this experience, they own houses that they cannot repair (due to a letter from the City of Houston stating that they could not repair their homes or get a permit before lifting them), and are paying rent + mortgage that they cannot afford (which has drained their savings). In essence, the City's letter and lack of action on grants has served to bankrupt them.

Unfortunately, the proposed draft plan only supports this erroneous and prejudiced statement by the former Mayor. Those constituents who can afford to repair, rebuild, or lift their homes are doing so. Others are either stuck, or have not mitigated against future floods for lack of funds. Without further assistance, these families will not be able to repair their homes, mitigate against floods, and recover - simply due to their location (which was the reason they flooded in the first place).

We propose that the City revise this draft plan to allocate 30% of the funds (\$22 million) to homeowner flood mitigation/long-term recovery for those families who cannot afford to pay for flood mitigation actions, and that the majority of the remaining funds be allocated to projects according to the intensity of the impact clusters.

Again, these funds were for specific floods that impacted the Meyerland/Willow Meadows area along Braes Bayou in a manner that was greater than other areas, along with Independence Heights. Those are the areas which should be prioritized in this recovery plan.

I am sending this to you because I did not see an email address for sending in public comments on this plan.



Sincerely,

Amy D. Goldstein



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

August 31, 2016

Ms. Amy Goldstein  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Ms. Goldstein,

Thank you for your comments on the Draft Action Plan for Disaster Recovery 2015 Flood Events (Plan). In accordance with U.S. Department of Housing and Urban Development (HUD) guidelines, your comments will be included in the Plan.

Because of the aggressive timeline the City faces in submitting a Plan to HUD, data sets used to calculate the unmet need from the 2015 floods may be preliminary or incomplete. In some instances, costs are still being assessed by FEMA. Recognizing these limitations, the City's Plan is written broadly enough to change as we get more information about the unmet needs. It is important to note that while the Plan envisions broad areas of allocations, no funds have yet been allocated to any particular projects. We are looking for, and would welcome ideas for, projects that satisfy HUD's requirements, while still having a very positive impact on reducing flooding in the Meyerland/Willow Meadows areas; and other areas of significant impact.

However, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to low and moderate income residents to allow them to stay in their neighborhoods and address unmet needs gap after insurance, FEMA, any other assistance. Improvements will include elevation, hardening, and repair.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment. And finally, the Plan can be amended by a vote of City Council to add or remove projects at any time throughout its duration.

Your input is important to this effort. Thank you again for your comments.

Sincerely,

Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Jackson, Paula - HCD  
**Sent:** Wednesday, August 17, 2016 6:09 PM  
**To:** Itz, Mary - HCD; Sellers, Derek - HCD; Simon, Angela - HCD  
**Subject:** FW: PUBLIC HEARING: How Do We Spend Disaster Recovery 2015 Flood Funds?

Please read below:

---

**From:** Virginia Gregory [REDACTED]  
**Sent:** Wednesday, August 17, 2016 3:15 PM  
**To:** Jackson, Paula - HCD  
**Subject:** Fwd: PUBLIC HEARING: How Do We Spend Disaster Recovery 2015 Flood Funds?

The previous email from District A, attached below, is not the same kind of notice of Public Hearing Mayor Turner sent out today. Her notice stated, in line #4, "restoration of infrastructure" was one of the topics of discussion. Why was this "topic removed from the hearing ?

If we all had better infrastructure in Spring Branch, we would not have flooded three (3) times in seven (7) years. Meyerland's flood was due to Army Corp of Engineers not completing their Braes Bayou flood control project. Our Spring Branch flooding was all man made by massive expansion of shopping centers by big name developers without detention. The COH forgets the homeowners pay taxes too. All of our home's values have been cut in half.

I look forward to your response.

Thank you,

Virginia Gregory

Begin forwarded message:

**From:** City Council Member Brenda Stardig <[districta@houstontx.gov](mailto:districta@houstontx.gov)>  
**Subject:** PUBLIC HEARING: How Do We Spend Disaster Recovery 2015 Flood Funds?

[REDACTED]  
**Reply-To:** [districta@houstontx.gov](mailto:districta@houstontx.gov)

[REDACTED]





Major disasters due to severe storms, tornadoes, straight-line winds, and flooding were declared on May 29, 2015 and on November 25, 2015. The City of Houston's **Draft Action Plan for Disaster Recovery–2015 Flood Events** (Plan) serves as an application for \$66,560,000 in federal funds to be used for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization, associated with these disasters declared in 2015. Residents are invited to attend the public hearing and/or comment on the Draft Plan and proposed activities for impacted areas of Houston.

### **PUBLIC HEARING**

**Thursday, August 18, 2016**

**6-8 p.m.**

**City Hall Annex, 900 Bagby, Houston, TX 77002**

*ADA Accessible. For public transportation use METRO: 40, 41, 85, 412*

For additional information about the public hearing or to request special arrangements (interpreter, sign language, CART for the hearing impaired), contact **Paula Jackson** at [paula.jackson@houstontx.gov](mailto:paula.jackson@houstontx.gov) or **832.394.6181**.

#### **View the Draft Plan at the following locations:**

- Online at [www.houstontx.gov/housing](http://www.houstontx.gov/housing)
- Main Public Library – 500 McKinney, Houston, TX 77002
- HCDD Office – 601 Sawyer, Suite 400, Houston, TX 77007 (*copies may be obtained at this location*)

The public comment period will extend from August 9, 2016 through August 23, 2016. Comments may be submitted by email to: [mary.itz@houstontx.gov](mailto:mary.itz@houstontx.gov) or by mail: **City of Houston-HCDD, ATTN: Mary Itz, 601 Sawyer, Suite 400, Houston, Texas 77007**. Responses to public comments will be included in the final Plan.



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[www.houstontx.gov/housing](http://www.houstontx.gov/housing)



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**CITY OF HOUSTON**  
Housing & Community Development Department

**Sylvester Turner**  
Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Ms. Virginia Gregory  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Ms. Gregory:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You questioned the difference in the Public Hearing Notice and the information presented during the hearing.

The public hearing presentation outlined the proposed use of the \$66,560,000 with the purpose of gathering information that will assist in making final decisions. The language in the public hearing notification is taken directly from the Federal Register which outlines the eligible uses of funding.

We will continue to assess the needs of the community and will have the ability to amend our Action Plan as additional data is received to support unmet needs.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Kenneth Hanson [REDACTED]  
**Sent:** Tuesday, August 23, 2016 5:13 PM  
**To:** Itz, Mary - HCD  
**Subject:** Comment on the City's Action Plan for the use of the \$66.5M in Community Development Block Grant funds that the city received following the Memorial Day 2015 flood

Ask anyone in Houston which area was hit hardest by the Memorial Day flood and they will tell you Meyerland. A fair portion of this Grant must be spent to address issues in this hard hit area. Currently, the plan calls for \$0 to be spent in this area and that is not acceptable. Meyerland is now flooding much worse than ever before. Some want to 'blame the victim' or the homeowners of Meyerland, but much of the issue is due to floodplain development upstream of Meyerland and inadequate/outdated drainage planning in the area.

More retention/detention is needed in this area and upstream between Hillcroft and SW Frwy (59). The city should look for land to purchase or use already owned land to retain or detain water from the bayou. City parks and other land could become detention ponds that are dry except during storms.

Also, street drainage in this area must be studied and engineered to keep drainage from neighboring areas from collecting in Meyerland when the bayou becomes nearly full/full. Part of the solution in the Medical Center after Allison was to route drainage *around* instead of *through* the Medical Center by adding drainage pipes down Kirby and east of the Med Center. A similar solution should be employed to prevent nearby neighborhoods from flooding Meyerland.

Thank you for your consideration,  
Kenneth Hanson  
[REDACTED]





# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Kenneth Hanson  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Hanson:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that the community of Meyerland was not included in the areas proposed to be served.

Data used to calculate the unmet need from the 2015 floods may be preliminary or incomplete. In some instances, costs are still being assessed by FEMA. Recognizing these limitations, the City's Plan is written broadly enough to change as we get more information about the unmet needs. It is important to note that while the Plan envisions broad areas of allocations, no funds have yet been allocated to any particular projects. However, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods and to address the unmet needs gap after insurance, FEMA, any other assistance. Some improvements will include elevation, hardening, and repair.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment. And finally, the Plan can be amended by a vote of City Council to add or remove projects at any time throughout its duration.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** Carl Hennagir [REDACTED]  
**Sent:** Monday, August 22, 2016 3:02 PM  
**To:** 2015 Flood Events  
**Subject:** What is being done in the memorial area

Homes south of I10 north of memorial west of gessner and east of be 8 have flooded 3 times in the last 7 years including my home at [REDACTED] What is planned with schedule for our infrastructure that can not handle storm water including the Memorial Day flood? I formally request something be done immediately. Thanks, Carl Hennagir

Sent from my iPad  
Carl



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

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Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Carl Hennagir  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Hennagir:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You inquired about the schedule for infrastructure on homes south of I10.

We are unable to provide a timeline for infrastructure work to begin. The Plan has to be approved by HUD before any projects can be implemented. The final Plan will be presented to the City Council on September 7 with a September 19<sup>th</sup> due date to HUD. HUD has 45 days to review the Plan.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Lisa Iglesias [REDACTED]  
**Sent:** Wednesday, August 17, 2016 1:13 PM  
**To:** Itz, Mary - HCD  
**Subject:** Fwd: Public Hearing for Draft Action Plan on Disaster Recovery - 2015 Flood Events

Mary,

I would like to know why the drainage issues are not being addressed and corrected. My neighborhood has flooded and it seems if the drainage ditches were maintained, cleaned out, widened or made deeper it would mitigate future flooding and personal property damage. Why are these items not addressed?

Lisa Iglesias  
[REDACTED]

----- Forwarded message -----

From: <>  
Date: Tue, Aug 16, 2016 at 6:56 PM  
Subject: Public Hearing for Draft Action Plan on Disaster Recovery - 2015 Flood Events  
[REDACTED]



### **Public Hearing for the Draft Action Plan for Disaster Recovery - 2015 Flood Events**

The City of Houston Draft Action Plan for Disaster Recovery-2015 Flood Events (Draft Plan) serves as an application for \$66,560,000 in federal funds to help with recovery costs associated with severe storms and flooding in May and November of 2015. Residents are invited to attend the public hearing and/or comment on the Draft Plan and proposed activities for impacted areas of Houston.

Thursday, August 18, 2016

6-8 p.m.

City Hall Annex, 900 Bagby, Houston, TX 77002

For additional information about the public hearing or to request special arrangements (interpreter, sign language, CART for the hearing impaired), contact Paula Jackson at [paula.jackson@houston.tx.gov](mailto:paula.jackson@houston.tx.gov) or [832.394.6181](tel:832.394.6181).

**View the Draft Plan at the following locations:**

- . Online at [http://houston.tx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houston.tx.gov/housing/2015_Flood_Events_Recovery.html)
- . Main Public Library - 500 McKinney, Houston, TX 77002
- . HCDD Office - 601 Sawyer, Suite 400, Houston, TX 77007 (copies may be obtained at this location)

The public comment period extends from August 9, 2016 through August 23, 2016. Comments may be submitted by email to: [mary.itz@houston.tx.gov](mailto:mary.itz@houston.tx.gov) or by mail: City of Houston-HCDD, ATTN: Mary Itz, 601 Sawyer, Suite 400, Houston, Texas 77007. Responses to public comments will be included in the final Plan.

---

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# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Ms. Lisa Iglesias  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Ms. Iglesias:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that drainage issues are not being addressed and corrected. The City's Plan focuses on comprehensive drainage improvements. We agree that drainage issues must be addressed in order to mitigate against future flooding; and will continue to work with constituents, councilmembers, community leaders, and government leaders to make the best decisions that makes the greatest impact for the citizens of Houston.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director



**Houston Area  
Urban League**

*Empowering Communities  
Changing Lives*

1301 Texas Avenue  
Houston, Texas 77002

Tel 713 393 8700  
Fax 281 768 7907  
[www.haul.org](http://www.haul.org)

5320 Griggs  
Houston, Texas 77021

Tel 281 220 6012  
Fax 713 641 3321

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Terry W. Roberson  
Ray Shackelford  
Jean Starr  
Byron C. Stevenson  
Walter Strickland  
Michelle Trevino

August 23, 2016

TO: City of Houston  
Housing and Community Development  
Attn: Mary Itz

RE: Disaster Recovery 2015 Flood Events Draft Action Plan Recommendations

#### 1. What types of activities can CDBG-DR funding to be used for?

- U.S. Department of Housing and Urban Development, Office of Housing Counseling – Housing Counseling Disaster Program Guide issued 2013 and revised February 22, 2016 Recommendations for eligible activities are as follows:
- Disaster Preparedness and Disaster Recovery for the masses utilizing HUD approved Housing Counseling Agencies
  - Pro-active approach to save time, money and lives by educating consumers
  - Prepare communities to plan, prepare, recover and rebuild

#### 2. Are there requirements to serve certain populations?

- Address outreach barriers for seniors, disabled and low-to-moderate income consumers who lack the sophistication to navigate the 311 system
- Consumers are more likely to contact a trusted community organization/agency to seek help and relief

As a HUD approved Housing Counseling and Fair Housing Agency, HAUL is ready to assist as needed.

Thank you for the opportunity to comment,

**Glenda Kizzee**

Housing Service Manager  
5320 Griggs Road • Houston, TX 77021  
(281) 220-6030 (Office) • (281) 768-7907 (Fax)  
Email [GKizzee@haul.org](mailto:GKizzee@haul.org)



**Houston Area  
Urban League**



**EMPOWERED**



United Way of Greater Houston





# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houston.tx.gov/housing](http://www.houston.tx.gov/housing)

September 6, 2016

Glenda Kizzee  
Housing Service Manager  
5320 Griggs Road  
Houston, TX 77021

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events


Dear Ms. Kizzee,

This letter is written in response to your comments regarding the Draft Plan. You offered the services of the Houston Area Urban League as a resource in the implementation of disaster recovery efforts. As we move towards the implementation of the Plan, agencies like yours certainly will be considered in providing services to applicants. We realize navigating through local, state, and federal regulations can be challenging to our most vulnerable populations. We intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houston.tx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director



## Justification for Assessment of the Brooke Smith Subdivision Storm Drain & Drainage Infrastructure

Prepared 8/17/2016 by:

Robert Koehl



1. The Brooke Smith Subdivision (loosely bordered by North Main, Cavalcade, I 45 & Airline) needs to have a thorough assessment & revamping of its storm drain & drainage infrastructure.
2. 7 houses flooded in the 500 block of Tabor in the 2015 Houston Memorial Day Flood. Flooding also occurred in several other locations in Brooke Smith during the 2015 Houston Memorial Day flood.
3. Although storm drains on the sides of the streets and in the ditches of the 500 block of Tabor were not physically blocked, they ceased to drain the streets.
3. The 12 foot underground storm drain, which the street drains are connected to, filled to capacity and would no longer allow the street drains to empty.
4. Our property survey at 506 Tabor shows that the storm drain right of way running through our property was designated in 1931. The storm drain appears to be way under capacity for the current demand.
5. Brooke Smith currently has a hodgepodge drainage system that no longer functions as it was originally designed over 100 years ago. (Brooke Smith was established in 1905.)
6. Many of the home owners have filled in their ditches and connections to the large storm drains underground are filled in. This causes water to run off & excessively pool in one area, such as the 500 block of Tabor. The same issue occurs in other areas of Brooke Smith, but not necessarily to the same extent that it does in the 500 block of Tabor.
7. Additionally: It appears that the newly installed drains on North Main Street may be feeding into our Brooke Smith underground storm drain, causing it to fill to capacity, thereby causing flooding to occur in Brooke Smith. We would like this investigated.
8. I have also been told by long time residents of Brooke Smith that there used to be a large retention pond near Browning Elementary school that got filled in so temporary buildings could be added. I believe this also adversely contributes to flooding in Brooke Smith.
9. Another justification for assessing the storm drain & drainage infrastructure in Brooke Smith is that when Brooke Smith was originally designed & plotted in 1905, it was built as more of a blue collar neighborhood, unlike neighborhoods such as Woodland Heights, Houston Heights and Norhill, which were built to attract buyers with more substantial income. It is very probable that our storm drainage infrastructure was under engineered and has been under capacity since its inception.
10. As a final point, when looking at the "2015: Memorial and Halloween Flooding Reports in LMI Areas" table on page 8 of the City of Houston "Draft Action Plan For Disaster Recovery – 2015 Flood Events", it is clear that there were a very high amount of flood events reported in Brooke Smith. Kristy Gallagher, our Montie Beach Civic Club secretary, has documented over 30 Brooke Smith 311 reports related to flooding & drainage in 2015 & 2016. Kristy indicated that the reports that came in the past few days will probably boost the number to around 40.



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September 6, 2016

Robert Koehl

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr Koehl:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You provided a justification for the assessment of the Brooke Smith Subdivision storm drain and drainage infrastructure.

Because of the aggressive timeline the City faces in submitting the Plan to HUD, data sets used to calculate the unmet need from the 2015 floods may be preliminary or incomplete. In some instances, costs are still being assessed by FEMA. Recognizing these limitations, the City's Draft Action Plan is written broadly enough to change as we get more information about the unmet needs. It is important to note that while the Plan envisions broad areas of allocations and makes mention of some potential projects, no funds have yet been allocated to any particular projects.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment. And finally, the Plan can be amended by a vote of City Council to add or remove projects at any time throughout its duration.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Lauren Kramer [REDACTED]  
**Sent:** Friday, August 19, 2016 5:18 PM  
**To:** Itz, Mary - HCD  
**Subject:** flood issues

The population in Meyerland and near United Orthodox Synagogue flood repeatedly. For most residents of the area the choice is an economic one. There is no place as close to town that is a stable white majority community with a price per sq. ft. that is as low. These residents cannot afford to move to Bellaire, West U or nearby medical center residential areas. The only similar area demographically and economically is Pearland. However, Jews like to live near other Jews, and there are few in Pearland. Some want to be close to the JCC or their synagogues. Bellaire would be close enough, but it is unaffordable. People who need to walk to synagogue have another religious issue stopping the move. So it is my suggestion that the next time it floods these houses, the city require that they be torn down and rebuilt on stilts like in Galveston. They should all be required to start living quarters one story up not just 4' to 6' up. The earth is getting warmer. We will have even more bad storms fueled by the heat in the gulf of Mexico. Residents can use the 1<sup>st</sup> floor space for their cars etc. which can be moved to higher ground. They should be required to have elevator shafts so they can be easily fitted with elevators to allow for infirm or handicapped visitors and residents to have access to the premises. They should be required to pool the money they get from their flood insurance with funds from other city, state or federal disaster relief funds. Those additional taxpayer funds would have to be enough to replace the existing square footage at a similar quality. If the homeowner wants to increase the size or quality of the house, then they would have to pay for that. As it will be they will be getting new construction without paying for it themselves. There should be no objection. I believe they will be tremendously in favor of such a proposal. In the long run this will be less expensive for the taxpayer. Fema is supported with taxpayer funds. Every time they pay out those funds they are using tax payer dollars. After paying out so many times for Meyerland homes, would it not be cheaper to just give them the funds to rebuild higher and much higher? Just paying to raise their houses 4 to 6 ft. which is all that can be done with a lifting proposal will just be a stop gap measure. The city is likely sinking and with all of our construction, there is less and less green space to absorb the water. It will just get worse. This proposal does not even consider the human toll that the flooding takes which is considerable. This is just an economic reality and proposal.

Lauren Kramer  
[REDACTED]



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)





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September 6, 2016

Ms. Lauren Kramer

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Ms. Kramer:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that the residents of Meyerland and near United Orthodox Synagogue were not included in the areas proposed to be served.

The City is committed to assisting as many individuals as possible and believes that by focusing on comprehensive drainage improvements, this can be accomplished. Data sets used to identify areas experiencing the greatest impact may be preliminary or incomplete. Therefore, the Plan was written to allow future amendments upon receiving additional data which may include other areas. A Buyout program is also included in our Plan. While we understand this may not be an option for some, it will allow those who are interested in relocating a viable option. In addition, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to low and moderate income residents to allow them to stay in their neighborhoods and address the unmet needs gap after insurance, FEMA, and any other assistance. Some improvements will include elevation, hardening, and repair.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the HUD.

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** Mike Lammers [REDACTED]  
**Sent:** Monday, August 22, 2016 9:46 PM  
**To:** Itz, Mary - HCD  
**Subject:** Comment for 2015 flood action plan

Hi Mary -

I have the following public comment for the DRAFT ACTION PLAN FOR DISASTER RECOVERY 2015 FLOOD EVENTS posted to [http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html). Per the instructions in the plan, I'm sending the following public comment. Thank you!

-----  
I have the following comment to the action plan, specifically to the infrastructure plans starting on page 33.

My comment concerns the Larchmont subdivision just north of 59 between Chimney Rock and Rice, just west of 610. This area experienced home flooding during the Memorial Day event and is present as a blue cluster of damage just above (but not included) in the northeast corner of "Area B" in Exhibit 1 on page 34. It is concerning that our neighborhood was not included in "Area B" given the flood damage and displacement of neighborhood residents.

It has become clear through research done by neighborhood residents and confirmed by TxDOT engineering reports concerning the 59/610 intersection that the Westpark box culvert which drains the neighborhood and part of the 59/610 intersection to county ditch W129-00-00 is severely silted, perhaps by several feet. This silting impacts the ability of the Westpark box to drain the neighborhood and the surrounding area and worsens the impacts of heavy rain events such as those encountered during Memorial Day. Indeed, despite being outside of any flood plain Larchmont had flooding into homes on both Memorial Day 2015 and during the "tax day" floods of 2016. Hydraulic analysis by TxDOT indicate that the removal of silt in this part of the drainage system alone will reduce flood depth in the neighborhood by 3 inches on the 100 year event. Given that most of the homes flooded by this amount or less in the "tax day" floods, 3 inches is significant.

Requests from residents to clear the culverts are generally met with responses from the COH regarding the lack of funding to perform the work. It is our understanding that the COH and TxDOT have been negotiating the clearance of silt from these culverts for several years as part of the plans to rebuild and improve drainage in the 59/610 intersection.

The culvert does not have a regular maintenance schedule and is not part of a CIP, but the condition of this piece of infrastructure is causing flooding into an area outside of any flood plain. There is no NFIP data available to the public, but if one makes the reasonable assumption that 30 houses had flood claims in 2015 at the Texas average claim of \$67,165, FEMA and the NFIP paid out \$2.01 million in flood claims for Larchmont from the Memorial Day event. Assuming 15 houses had flood claims in the 2016 tax day event at the same level, FEMA paid out an estimated \$1 million.

Given that the residents understand a cleanout would cost approximately \$1 million, it would appear that this would be a wise investment of received federal dollars to avoid further losses to FEMA and the NFIP due to infrastructure that the City of Houston is unfortunately not able to maintain financially. This does not include the additional millions paid by residents out of pocket nor the mobility impacts in this heavily traversed area of the city.

I urge the city to consider the Larchmont neighborhood in plans to spend recovery money. While this plan seems to distribute money for flood mitigation on established projects within a Capital Improvement Plan, I urge the city to also

consider evaluate drainage problems caused by deferred maintenance of existing infrastructure that is not being upgraded within a CIP. In the case of Larchmont, simply clearing dirt from an underground culvert would prevent homes from flooding.

Thank you for your consideration.

Mike Lammers





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September 6, 2016

Mike Lammers

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Lammers:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that the Larchmont subdivision was not included in the areas proposed to be served.


Because of the aggressive timeline the City faces in submitting the Plan to HUD, data sets used to calculate the unmet need from the 2015 floods may be preliminary or incomplete. In some instances, costs are still being assessed by FEMA. Recognizing these limitations, the City's Plan is written broadly enough to change as we get more information about the unmet needs. However, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to low and moderate income residents to allow them to stay in their neighborhoods and address the unmet needs gap after insurance, FEMA, any other assistance. Improvements will include elevation, hardening, and repair.

Even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding. Each project will come before City Council for approval, providing the public numerous opportunities to comment. And finally, the Plan can be amended by a vote of City Council to add or remove projects at any time throughout its duration.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Lenny Williams [REDACTED]  
**Sent:** Friday, August 19, 2016 6:55 PM  
**To:** Itz, Mary - HCD  
**Subject:** Action Plan for Disaster Recovery 2015  
**Attachments:** Screen Shot 2016-08-17 at 9.31.22 PM.png

Mary. It was nice to meet you last night.

Thank you for hearing public comments regarding the Action Plan for Disaster Recovery 2015. A lot of the times we do not feel our voices are being heard and I walked away from the hearing hopeful Mr. McCasland and City Council are working for us.

I understood the need for COH to hear from us areas that have unmet needs from the 2015 flooding. Based on HUD guidelines for the use of funding, you also need to focus 70% of these monies to LMI areas but want to give priority to projects that will also mitigate future flooding in all areas most impacted by the floods of 2015.

Based on this I have put forward suggestions for infrastructure projects that are directly related to LMI areas but offer significant impact to non-LMI areas as well. While the specific focus of the hearing was on thoroughfares that flood and suggestions for detention ponds and underground storage basins, I also want to offer a few other ideas for long-term use of these funds.

Most importantly:

Can these funds be used to cover costs until the Federal Government reimburses the COH for Project Brays?

Can a line item be created in the budget for a Committee to oversee communication between entities (PWE, Corp of Engineers, HCFCD) that would facilitate project management, check permitting of commercial development, ensure compliance, set new guidelines for development, levy fines? There is a lack of transparency between agencies and we as citizens have been left out of the conversation. We need a citizen watchdog that is part of the process in a meaningful way or else frustration, distrust, and anger will continue to grow from the feeling of disempowerment.

Facilitate neighborhood greenways as part of ALL new street improvements and expansions, including characteristics like rain gardens, bioswales, native plantings and trees. Design streets with bike lanes to encourage alternatives to driving (offering longview solutions to climate change.)

Below are suggestions based on the information from the hearing. Please let me know if anything is unclear or needs further explanation.

Many thanks.

Ms. Lenny Williams

I.



## NEIGHBORHOOD STREET FLOODING

Hideaway Circle at Braeburn Valley Dr

Braes Bayou Dr at Braeburn Valley Dr.

*We would like to request immediate attention to this issue as, based on maps provided by Cobb-Fendley on behalf of Brays Oaks Management District, there is a KNOWN storm water drainage issue (represented in RED) for the system along Braes Bayou Drive between Braeburn Valley Drive and Wanda. PLEASE SEE RED AREA IN PHOTO 1.*

*Homes in this area have repetitively flooded since Memorial Day 2015, even when Braes Bayou HAS NOT crested. Many times the issue is not the bayou overflowing but our street and storm drainage, and back flow from the bayou.*

*PLEASE SEE PHOTO 2, WHICH REPRESENTS 311 CALLS REGARDING FLOODING.*

## THOROUGHFARES WITH SIGNIFICANT FLOODING

Fondren at Braeswood Blvd

*PLEASE SEE RED AREA IN PHOTO 1.*

Fondren at Bissonnet

*PLEASE SEE RED AREA IN PHOTO 1.*

S. Gessner at Braeswood Blvd

## DETENTION

Vacant commercial space on Fondren at Bissonnet (SW corner opposite Chase)

Buyouts of apartment complex at Braes Bayou Dr, just north of Braes Bayou, but south of Braeburn Country Club. It is across from the United African Seventh Day Adventist Church.

*PLEASE SEE PHOTO 3, ALSO PROVIDED BY BOMD AS A POSSIBLE DETENTION LOCATION.*

Buyouts of residential homes on Hideaway Circle and Braes Bayou Drive

Apartment buyouts of apartments east of Bonham Acres at Fondren

Bayland Park parking lot as underground detention basin

HBU, HCC, Memorial Hermann (Beechnut) new and redevelopment all should have parking lots with underground detention

Sharpstown High School expansion

Braeburn Country Club used to have a contract with HCFCD to use the course and water hazards for water retention during flood events. Gary Zika told me on the phone that they no longer have a contract with them. Perhaps we can look back into this, as well as starting contracts with other golf courses, all parks, football and soccer fields.

**II.**

*The following suggestions came via a post I did on a Facebook flood group page. There are a lot of Meyerland homeowners so their ideas skew to that area.*

**THOROUGHFARES WITH SIGNIFICANT FLOODING**

Lately Willowbend and W. Belfort intersection floods quite often.

Millbury & Braesheather (reversed drainage AT manholes)

Landsdowne at Cerritos.

Chimney Rock and S Braeswood!

Hillcroft south of Braeswood all the way to airport esp by ludington

North braeswood at hillcroft

**DETENTION PONDS**

And a local detention pond could be the electrical easement to the east of the actual electrical grid.

I've seen people mention looking at Westwood Country Club property for a detention/retention area. Maybe that should be seriously pursued.

We have to start with what we have now and correct. City stop being proactive decades ago, there's not much they do on a routine schedule to prevent....

First thing city need to do is clean out all underground storm water drainage systems in known flood areas, city doesn't routinely clean these systems it has to be requested. Second thing is the systems need to be camera checked for defects and blockages, Third is that some systems are by designed made to carry water and hold water far too long which needs to change, Fourth is HCFCD need to clean all their systems that carry and connect to city storm water drains out of our neighborhoods, Fifth is city need to move more water out of these flood prone zones into a different watershed, they can build it, add to what's there and pump the water away, they change watersheds it's not impossible that way before a system flood change where the water goes until event is over.

An area that needs to be watched would be all the HBU expansion plans on Fondren and 59/69. There plans after tearing down all the current businesses include shopping, hotels, etc. Do not want anything to get "grandfathered" in.

Buyout my entire street right off the bayou which flooded MD and TD. Reamer street near N Braeswood and Hillcroft.

610/Braeswood Blvd under the overpass where park and ride is.



## Itz, Mary - HCD

---

**From:** Lenny Williams [REDACTED]  
**Sent:** Tuesday, August 23, 2016 8:35 AM  
**To:** Itz, Mary - HCD  
**Subject:** Disaster Action Plan

Hi Mary.

I am following up to comments on the Disaster Action Plan.

Two weeks ago I went to the Brays Oaks Management Districts Infrastructure Committee. CobbFendley presented a Hydraulics & Hydrology Watershed Masterplan. There were quite a few maps shown (I have full size copies if needed) of which three were of particular interest to my neighborhood of Braeburn Valley 1.

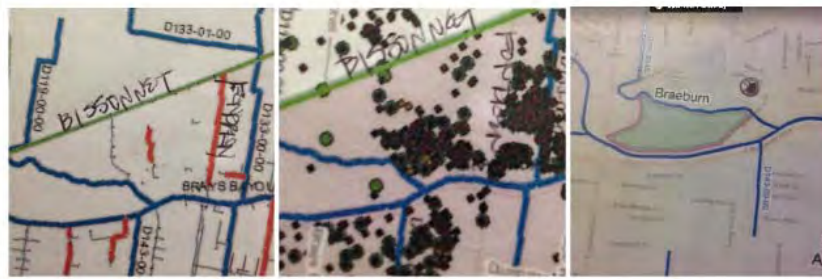


Image 1 above is a map showing 'insufficient or undersized' storm drainage.

The red line in the middle, just south of Bissonnet, is the line that serves our neighborhood. The second image reflects the number of 3-1-1 flood related calls in our area. You can see the impact this inferior storm drainage line has on us.

Image 3 is a proposed detention pond. This area is encompassed by S. Braeswood and Braeburn Valley Dr. It includes LMI apartments and the Braeburn Valley Country Club.

In a previous conversation I had on the phone with Gary Zika of HCFCD, he said the city used to have a contract with BVCC to store water on the course during a flood event, but this contract had lapsed. I advocate for similar steps to be retaken with BVCC and other courses in the area, including public parks, and football/soccer fields.

If apartment buyouts are part of the Disaster Plan, there are several complexes on the west side of Fondren, between Braeswood Blvd and Wanda. These areas were severely impacted during MD 2015 and some are still vacant. This could be a great area to use for detention, especially given the flooding caused by the insufficient storm drainage at Fondren and Bissonnet (also visible in Image 1.)



## The Elements of a NEIGHBORHOOD GREENWAY



### TRAFFIC CALMING DEVICES

Traffic calming devices, including speed bumps, bulb-outs, and traffic circles are provided to keep traffic at a safe speed along low-traffic residential streets. This helps to ensure that Neighborhood Greenways prioritize bicyclists, pedestrians, and neighborhood residents while limiting high-speed cut-through traffic.



### PEDESTRIAN IMPROVEMENTS

Improving the existing pedestrian infrastructure with new sidewalks, ADA ramps, high-visibility crosswalks, and shorter crossing distances helps to create a pedestrian environment that is safe for people of all ages and abilities.



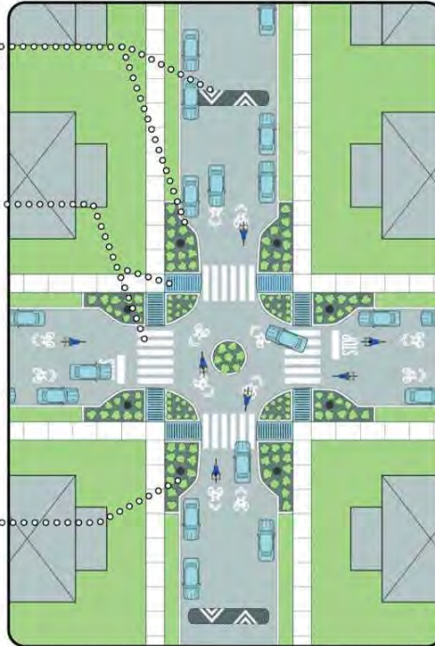
### SIGNED BIKE/PED. NETWORK

Clear signage is provided so that pedestrians and bicyclists are aware of the various neighborhood destinations within biking and walking distance. This wayfinding system helps to direct all users to the safest route for traveling between destinations.



### STORMWATER MANAGEMENT

Stormwater-cleaning bioswales are installed within the traffic calming bulb-outs to naturally retain and treat stormwater runoff. This helps to reduce neighborhood flooding while also reducing the contamination of the natural waterways the existing stormwater system drains into.



Additionally, all street expansions should include elements of a greenway to help set the stage for pedestrian and bike lanes (which encourage less use of cars and can impact climate change).

Thanks for your attention on this. Very much appreciated.

Be well.

Ms. Lenny Williams



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Housing & Community Development Department

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September 6, 2016

Dear Mr. Williams:

This letter is written in response to your comments regarding the draft Action Plan (Plan). You expressed concerns about drainage, the finishing of Project Braes using grant funds, and residential buyouts.

The City agrees and recognizes the need to alleviate drainage issues. Because of the strenuous timeline the City is facing in submitting an Action Plan to HUD, data sets used to calculate the unmet needs from the 2015 floods may be preliminary or incomplete; therefore, allowing for flexibility until sufficient data and information has been acquired. The City's Draft Plan emphasized infrastructure, but allocations for a single family program and a buyout program have been added and will be in the final publication.

Project Braes has been ongoing prior to the 2015 floods. This project may not be eligible for funding; however we are still vetting all possibilities.

Again, residential buyouts will be addressed within the Action Plan.

Your comments and suggestions are greatly appreciated and will be included in the summary of comments within our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Kathie Magness [REDACTED]  
**Sent:** Wednesday, August 17, 2016 12:56 PM  
**To:** Itz, Mary - HCD  
**Cc:** Braeswood Place Homeowners Association; Dr. Milton S. Magness  
**Subject:** Public Hearing for the Draft Action Plan for Disaster Recovery - 2015 Flood Events

I will be unable to attend the August 18 meeting. One of the things that is essential is that developers and builders do their part in reducing flooding. As I understand it, some building codes have not been followed, particularly by large area developers. They rake in millions of dollars when they build subdivisions and walk away, leaving residents with potential problems and costs. That is not right. They must bear the brunt of taking wetlands or lands that were previously used for drainage and make comparable arrangements.

Please include these comments in the hearing. Thank you.

Kathie and Milton Magness  
[REDACTED]





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September 6, 2016

Mr. and Mrs. Milton Magness  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. and Mrs. Magness:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You stressed the importance of developer and builders roles in reducing flooding. A developer has a duty to anticipate flooding conditions and install the necessary drainage to prevent flooding. The State of Texas requires all subdivision developers to provide sufficient drainage for their developments.

The requirement is enforced by the City of Houston's Planning and Development Department. For more information on how this department works with developers, please see their website at [www.houston.tx.gov/planning/development](http://www.houston.tx.gov/planning/development).

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the Department of Housing and Urban Development.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houston.tx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director



**Itz, Mary - HCD**

---

**From:** EDS TechLLC [REDACTED]  
**Sent:** Tuesday, August 16, 2016 7:06 PM  
**To:** Itz, Mary - HCD  
**Subject:** Statement from EDS Tech ( Building Temp,. Emergency Response Ctr)  
**Attachments:** FEMA DOC.jpg

Would it be to much to request a Special Project Task Force of experienced Disaster Relief persons from the Greater Houston Area?

I am open to a discussion Link- attached FEMA 52579 inspection



EDS Tech Marketing Materials.pdf

Risheem Eli Muhammad  
EDS Tech LLC/ Training Sites  
Office Number: 281-890-5200  
Field Operations: 713-557-3848  
[REDACTED]

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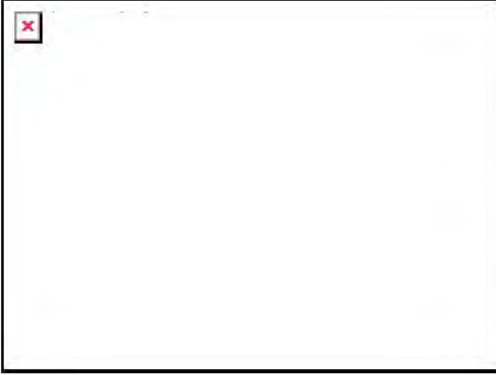
SER National

<http://serhouston.org/success-stories/risheem-eli-muhammad>

Radio Interview with EDS Tech 88.7 FM

<https://soundcloud.com/houstonmatters/training-vets-for-their-next-career-mission>

<https://www.youtube.com/watch?v=QggEbhopgT8&feature=youtu.be>



## EDS Tech LLC & COH Second Chance Program

[www.youtube.com](http://www.youtube.com)

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# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

Thomas McCasland  
Interim Director  
601 Sawyer, Suite 400  
Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Risheem Eli Muhammad  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

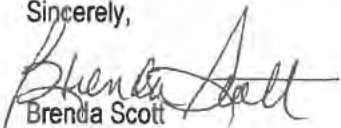
Dear Mr. Muhammad:

This letter is written in response to your comments regarding the draft Action Plan (Plan). You recommended forming a task force of experienced disaster relief persons. Due to the aggressive time the City faces in submitting the Plan to HUD, we are unable to form a task force. However, even after the Plan is approved by Council and submitted to HUD, we intend to continue engaging with the community as we analyze and implement projects to help reduce future flooding.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the HUD.

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** John Nienhuser [REDACTED]  
**Sent:** Wednesday, August 24, 2016 5:26 PM  
**To:** Itz, Mary - HCD  
**Cc:** Green, Larry - CNL; CNL At Large 3; CNL At Large 5; CNL At Large 2; CNL At Large 1; Laster, James; John and Hope Nienhuser; Rudick, Dale - PWE; Costello, Stephen - MYR; Jane Cahill West  
**Subject:** comments concerning the Flood Events Draft Action Plan

Ms. Itz

My comments will be brief:

No project should be undertaken that will move storm water to the bayous in greater quantities or faster until the bayou widening projects have been completed at the point the storm water would enter the bayou. A specific case in point is a storm drain that the city installed along Renwick to improve drainage in the area south of US 59. This moved storm water to Brays Bayou much faster than the old system. Brays has not been widened at that point and this project increased the flooding along Brays to those residents below that point.

Grandfathering concerning retention requirements must be eliminated. The mistake of not requiring on site retention when a shopping center was built should not be repeated when that center is re-built. Retention of one of only two things that can be done with storm water and every option available to assure maximum retention should be included in any project.

One option to increase detention is to install oversized storm drains on street projects and use that capacity as a storm water storage system.

The city and county needs to start planning for the funding of replacing the bridges over the bayous. The bridges are not included in the federal funding of widening the bayous and this work will perform at 100% effectiveness until the bridges are modified or replaced.

I will be glad to expand on any of these comments as needed.

John Nienhuser  
[REDACTED]





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September 6, 2016

John Nienhuser  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Nienhuser:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You expressed concerns that no project be undertaken that will move storm water to the bayous until widening projects have been completed. You also discussed funding for the replacement of bridges over the bayous.

We are continuing to assess the needs of the community and the most efficient method of addressing our infrastructure for recovery and resiliency. Our Plan is written to allow amendments to add or remove projects at any time throughout the duration of the project.

Your comments are greatly appreciated and will be included in the summary of comments in our final Plan to be submitted to the Department of Housing and Urban Development (HUD).

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Lynae Novominsky <lnovominsky@jfshouston.org>  
**Sent:** Tuesday, August 23, 2016 11:45 AM  
**To:** Itz, Mary - HCD  
**Subject:** Comments regarding the COH Action Plan for the HUD CDBG 2015 Flood Grant

- 1) Please consider that this grant specifically directs that funds be used for INDIVIDUALS affected by the 2015 storm; therefore, I ask that the COH look for such and not direct funds to Low/Mid Income neighborhoods. There were so many individuals who live in one of the hardest hit areas - SW Houston (particularly Willow Meadows, Meyerland, Westbury, Robindell, Larkwood, Bellaire) that are living on restricted incomes (especially seniors living on their retirement) that they would fit within those guidelines. If nothing else, the 30% of the funds that aren't directed for Low/Mid individuals can be directed to these communities.
- 2) Consider asking HUD to modify the grant to allow for more than 30% to go to Low/Mid Individuals since the area hit has more residents that don't fit within that guideline that (over 14 months after the storm) are still unable to fully recover and/or are still out of their homes.
- 3) Consider facilitating the elevation of homes. This would assure that they would not be involved in a future flood – which is what these funds are supposed to be used for! There were 178 qualified applicants for the 2015 Elevation Grant (\$16M) with only 42 awardees. The COH could potentially double the elevations with use of some of these funds!
- 4) COH should meet with the Brays Oaks District to determine if the plan that they have developed (with the use of professional Hydrologists and Engineers) could be considered for these funds in order to reduce future flooding in SW Houston.
- 5) Consider purchasing WestWood Country Club (or water storage on this property) to provide for additional retention along Brays Bayou and before the highly developed residential area downstream.

Thank you for your consideration.

*Lynae Novominsky*

**Volunteer Services Coordinator**

Jewish Family Service of Houston

4131 South Braeswood

Houston, TX 77025

(713) 667-9336 ext. 202

<http://www.jfshouston.org/>

Ever thought of volunteering in your community? If you'd like to reach out and help during this period of need, please let me know!

**SAVE THE DATE: *Houston ReelAbilities Film Festival 2017 will be held Feb 19<sup>th</sup> – 23<sup>rd</sup>!!***



# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

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Houston, Texas 77007

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September 6, 2016

Ms. Lynae Novominsky  
Volunteer Services Coordinator  
Jewish Family Service of Houston  
4131 South Braeswood  
Houston, TX 77025

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Ms. Novominsky:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You provided comments recommending the purchase of Westwood Country Club to provide additional retention. You also recommended providing direct benefit to individuals and asking for HUD approval to allow more than 30% to low and moderate income households.

It is important to understand that HUD requires 70% of funds be allocated to serve low and moderate income households. The City is committed to meeting this goal. After much consideration, we believe projects focused on infrastructure will have the largest impact for the entire City. The Buyout program is an option under the current Plan and allows direct benefit to homeowners to relocate. In addition, based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible homeowners to allow them to stay in their neighborhoods and to address the unmet needs gap after insurance, FEMA, and any other assistance. Some improvements include elevation, hardening, and repair.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to HUD.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director



## Itz, Mary - HCD

---

**From:** Albert Marc Passy [REDACTED]  
**Sent:** Thursday, August 18, 2016 12:42 PM  
**To:** Elsner, Traci - CNL; COH - Mayor; 2015 Flood Events; Luna, Valerie - CNL; CNL District C  
**Subject:** Objection to City's plan for HUD-CDBG-DR Funding

Dear Mayor Turner and MPT Cohen:

I am sorry you are receiving these comments directly, but the action plan, while it mentioned email submission of comments, had no place to send them.

### Summary:

I have reviewed the City's action plan for using the HUD-CDBG-Disaster Recovery funds (draft August 2016, prepared by Housing & Community Development Department), and I believe that the plan *does not even try* to achieve the stated purpose of identifying "how this funding will be used for recovery and resiliency activities for the benefit of low- to moderate-income residents *in impacted areas*." (emphasis added)"

### Comments:

The action plan spends most of its time on analysis of the problems resulting from the storm, as appropriate. It provides strong evidence, briefly, that most of the impact was in the Meyerland/willow meadows area (see p22, fig 2, 2015-Draft-Action-Plan-for-Disaster-Recovery), and that there are ~\$31M in unmet housing needs (as compared to \$25M in infrastructure).

YET-

**Objection** - despite the conclusions, the city is choosing to spend all of the money on infrastructure projects, all but one of which will not help the most affected areas (Meyerland/willow meadows, or "Area B" broadly).

### Suggestions:

1. Reallocate 60% of received funds (IAW the city's analysis) to housing needs, **IN THE IMPACTED AREAS**. There is nothing stopping the city from providing funds to raise homes, similar to the Federal grant process currently on-going. To suggest that SBA loans are somehow "meeting" needs is ridiculous, to be kind. One could even imagine a process that was income-ranked, to ensure that lower-to-moderate income families were helped first.
3. Allocate the infrastructure monies IAW the severity of the impact. The chart on page 8 is extremely misleading - by showing each 311 dot without regard to severity (or in such overview, one misses the concentration) leads one to believe that the storm had widespread impact. Nothing could be farther from the truth. **The chart on P 22 is much more clear.**

I am a homeowner in the area who has the insurance to fix up my house, yet has nothing close to the means to lift or otherwise mitigate my future risks. I have been unemployed for 9 months. If the city were to help those affected prevent a re-occurrence, the costs to the city in future floods would be reduced.

While Mayor Parker told us that the Meyerland/Willow Meadows is an affluent one and would not be receiving assistance (a highly prejudicial statement), there are individual families like ours who cannot afford to mitigate against future floods. Their life savings have been drained by this experience, they own houses that they cannot repair (due to a letter from the City of Houston stating that they could not repair their homes or get a permit before lifting them), and are paying rent + mortgage that they cannot afford (which has drained their savings). In essence, the City's letter and lack of action on grants has served to bankrupt them.

Unfortunately, the proposed draft plan only supports this erroneous and prejudiced statement by the former Mayor. Those constituents who can afford to repair, rebuild, or lift their homes are doing so. Others are either stuck, or have not mitigated against future floods for lack of funds. Without further assistance, these families will not be able to repair their homes, mitigate against floods, and recover - simply due to their location (which was the reason they flooded in the first place).

### Conclusion:

Finally, I would like to say that this is not "manna from heaven." Just because this is a block grant is not a reason to use these funds as a general subsidy for drainage work that that's on the city's "todo" list. The grant requires action " **in impacted areas**." This plan **does not** meet that criteria.





**CITY OF HOUSTON**  
Housing & Community Development Department

**Sylvester Turner**

Mayor

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Interim Director  
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Houston, Texas 77007

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F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

August 31, 2016

Albert Marc Passy  
[REDACTED]

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Passy,

This letter is being written in response to the Draft Action Plan for Disaster Recovery 2015 Flood Events (Plan). You expressed concerns with the lack of detail in the Plan's lack of detail in describing how the funds would be used to address recovery and resiliency activities for the benefit of low to moderate-income residents in impacted areas.

Based on public comments received, we have revised the Plan to include a single family housing program which will focus on providing assistance to eligible residents to allow them to stay in their neighborhoods and to address unmet needs gap after insurance, FEMA, and any other assistance. Some improvements will include elevation, hardening, and repair.

It is equally important to point out that we understand the requirement to spend funding primarily to benefit LMI persons in impacted areas. HUD mandates that a minimum of 70% of the grant funds be used for this purpose. The City is committed to meeting this requirement.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the HUD.

Please check the Housing and Community Development Department's website for additional information on the Plan at <http://www.houstontx.gov/housing/>.

Sincerely,

  
Brenda Scott  
Deputy Director

**Itz, Mary - HCD**

---

**From:** Steve.Roberts@Fluor.com  
**Sent:** Wednesday, August 17, 2016 10:03 AM  
**To:** 2015 Flood Events

Based on a review of the "Draft action Plan for disaster Recovery 2015 Flood Events" it appears to me that the best bang for the buck would be to complete the Project Braes Project. Based on the map on page 8 of the draft action plan, one of the heaviest hit areas and probably most costly to FEMA was the Meyerland area (Cluster B on Exhibit 1, page 34 of the report).

In a conversation with the Program Manager Gary Zika, he believes that completing this project could reduce the flood plane level in the impacted areas by up to 18 inches. I live in the Robindell subdivision and 18 inches would have prevented my house and my neighbors houses from flooding twice (once Memorial day 2015 and again tax day April 18, 2016). It cost FEMA over \$100,000 for each flood, for my house alone. The amount of FEMA money that would have been saved from those two floods in the Meyerland area alone would have paid for the completion of the Project Braes project many times over. I bought my house in 1983 and it was not in the flood plain.

Can someone review the current status of the Project Braes Project and see if this project can be speeded up. As a Profession Engineer in the state of Texas and working for a major world wide Engineering company, this project could be completed much earlier than currently forecast year 2020.

Steve Roberts | Fluor | Project Controls Manager | SLM Project | office (281) 263 - 3945 | [REDACTED] [REDACTED] -----

-----  
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Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of the company.  
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# CITY OF HOUSTON

Housing & Community Development Department

**Sylvester Turner**

Mayor

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Interim Director  
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Houston, Texas 77007

T. (832) 394-6282  
F. (832) 395-9662  
[www.houstontx.gov/housing](http://www.houstontx.gov/housing)

September 6, 2016

Mr. Steve Roberts  
[Steve.Roberts@Fluor.com](mailto:Steve.Roberts@Fluor.com)

Subject: Comments on the City of Houston Draft Action Plan for Disaster Recovery 2015 Flood Events

Dear Mr. Roberts:

This letter is written in response to your comments regarding the Draft Action Plan (Plan). You inquired about the current status of the Project Brays Project and the potential to utilize disaster funds to complete the project.

Project Brays is an effort between the Flood Control District and the U.S. Army Corps of Engineers. It is estimated to be completed in 2021. Because this project was underway prior to the 2015 floods and receives funding from the agencies mentioned above, it is not eligible for funding under the allocation.

Your comments are greatly appreciated and will be included in the summary of comments in our final Action Plan to be submitted to the Department of Housing and Urban Development.

Please check the Housing and Community Development Department's website for additional information on the Action Plan for 2015 Floods at <http://www.houstontx.gov/housing/>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Scott".

Brenda Scott  
Deputy Director

Appendix E: Public Meeting (9/9/2016)



*Summary of Concerns*

Name of Person or Entity	Summary of Concern
1. Michael Huffmaster (Houston Super Neighborhood Alliance)	Concerns that while the plan addresses issues, the past practices that allow development, and construction without adequate detention and drainage will not be stopped
2. Resident of Houston	Suggested that electronic survey of affected households be conducted to help determine program design
3. Resident of Houston	Concerned that home furnishing losses were not addressed
4. Dr. Larry Rose	Expressed concern regarding angst resulting from flood events
5. Cindy Chapman	Supported Brays Oak Management District drainage study and transparency
6. Lynne Hester	Noted impact of Flooding
7. Ed Lesage	Supported Brays Oaks Management District drainage study
8. AB Horowitz	Expressed concerns about implications of downstream location.
9. Donna Storm	Noted negative impact on sales and property values Expressed support for Brays Oaks plan
10. Michael Bercu	Supported Brays Oaks Management District drainage study
11. Charles Goforth	Supported putting dollars into Brays Bayou watershed
12. Daniel Bustamante	Supported helping families impacted by flooding and offered his organization's assistance
13. Jane Falk	Supported recognition of the Role of American Red Cross and the Brays Oaks Management District drainage study
14. Richard Rodriguez	Requested public sector support for Brays Oaks Management District drainage study
15. Mahmoud Harmuche	Expressed his story of impact and supported expansion of Brays Bayou
16. Reis Ermis	Supported detention on Hillcroft Avenue and opposed expansion of traffic lanes on Hillcroft
17. Erda Gomez	Indicated Section 7 of Meyerland subdivision's extensive damage
18. Donald Perkins	Notes attached

Note: A detailed assessment of the meeting is as follows.

Public Hearing notes:

HI. My name is Donald Perkins, Chief of Staff for CM Green representing District K. CM Green could not be here this evening, but asked me to make a statement into public record regarding this 2<sup>nd</sup> public hearing:

The District K supports the drainage plan that has been presented by the Brays Oaks Management District and consultants Cobb Fendley to mitigate flooding of District K residents within the Westbury community as well as lessen the flow of water into Brays Bayou that has negatively impacted the adjacent Meyerland community. This proposal is in regards to the City of Houston's Draft Action Plan for Disaster Recovery 2015 Flood Events in federal funds associated with disasters declared on May 29, 2015 and on November 25, 2015.

Richard Rodriguez, Executive Director of the Brays Oaks Management District, *may further* expand on this drainage proposal during his public comments.

Thank You.



**LARRY V. GREEN, ESQ.**  
Houston City Council Member, District K

September 13, 2016

Mr. Tom McCasland, Director  
City of Houston Housing & Community Development Dept.  
601 Sawyer St.  
Houston, TX 77007

**RE: Support Letter -- 2015 Draft Action Plan for Disaster Recovery**

Dear Mr. McCasland:

I'm writing this letter in support of the 2015 Draft Action Plan for Disaster Recovery that's being submitted to the U.S. Dept. of Housing and Urban Development (HUD) by the City of Houston. This action plan is essential for the City of Houston to address the unmet housing, infrastructure and business needs in the areas recovering from the 2015 floods.

During Memorial Day weekend and Halloween weekend of 2015, Houston experienced severe flooding from storms that impacted multiple counties within Texas. On May 29, 2015 and on November 25, 2015, President Obama declared a major disaster existed in those counties. These disasters, referenced by FEMA as the Texas Severe Storms, Tornadoes, Straight-line Winds and Flooding (DR-4223 and DR-4245), paved the way for federal assistance to the impacted areas. HUD announced the award of \$66.56 million to the City of Houston to address these recovery needs.

Relative to HUD requirements, the City of Houston Housing & Community Development Dept. facilitated two (2) public hearings to elicit community input on how the City should implement the \$66.56 million to address these recovery needs. The District K council area was one of the hardest hit communities impacted by the 2015 extreme flood events. As the elected official for the District K council area impacted by these events, I'm advocating for a large portion of the funds to be used to mitigate flooding within my council district of southwest Houston. Thus, I support the conceptual drainage plan that has been presented to the City of Houston Administration by the Brays Oaks Management District and the consultants of Cobb Fendley to mitigate flooding of District K residents within the Westbury community as well as lessen the flow of water into Brays Bayou that has negatively impacted the adjacent Meyerland community.

Please consider this project favorably regarding a large portion of the \$66.56 million appropriated to the City of Houston to address these recovery needs.

Page 2

Regards,



Larry V. Green, Esq.  
Houston Council Member  
District K

CC: Mayor Sylvester Turner  
U.S. Congressman Al Green, District 9  
Council Member Ellen Cohen, Mayor Pro-Tem  
Andy Icken, City of Houston Chief Development Officer



# PUBLIC MEETING SUMMARY

## DRAFT ACTION PLAN FOR DISASTER RECOVERY 2015 FLOOD EVENTS

PUBLIC MEETING  
SEPTEMBER 8, 2016

CITY OF HOUSTON

Sylvester Turner, Mayor

Tom McCasland, Interim Director  
Department of Housing and Community  
Development

## PUBLIC MEETING SUMMARY TABLE OF CONTENTS

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## **1.0 BACKGROUND**

During the Memorial Day weekend and the Halloween weekend, 2015, Houston experienced severe flooding from storms that impacted multiple Texas counties. On May 29, 2015 and on November 25, 2015, President Barack Obama declared a major disaster existed in those counties. These disasters, referenced by FEMA as the Texas Severe Storms, Tornadoes, Straight-line Winds and Flooding (DR-4223 and DR-4245), paved the way for federal assistance to the impacted areas.

### **1.1. Grant Award**

The U. S. Department of Housing and Urban Development (HUD) provides flexible grants to help cities, counties and states recover from presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. On February 29, 2016, HUD announced the award of \$66.56 million to the City of Houston to address unmet housing, infrastructure and business needs in the areas recovering from major disasters due to events that occurred in Houston on May 29, 2015 and November 25, 2015.

### **1.2 Action Plan**

The Housing and Community Development Department (HCDD) is the City of Houston department that is responsible for preparing an action plan that identifies the projects that cover necessary expenses associated with the use of the aforementioned funds. The projects will be related to disaster relief, long-term recovery, restoration of infrastructure and housing, and/or economic revitalization resulting from major disasters declared in 2015.

The department provides the leadership and financing to make affordable housing and neighborhood revitalization happen in Houston. Currently, HCDD administers over \$100 million annually in various federal, state and local programs. From investing in neighborhood parks, multifamily communities and economic development, to providing first-time homebuyer assistance and funds to serve the homeless, elderly and disabled -- HCDD works to improve the quality of life for Houston's neighborhoods and families.

## **2.0 Public Meeting Information**

Subsequent to a public hearing held on August 18, 2016, HCDD convened a follow-up meeting to make the public aware of the grant award and possible uses of the proceeds, HCDD posted a public notice on its website. **(See Appendix A.)**

### **2.1 Date/Location/Time**

The public meeting was convened on Thursday, September 8, 2016. It was held at the centrally-located Houston Housing Authority Neighborhood Resource Center, 815 Crosby, near downtown Houston Texas.

The meeting began at 6:00 p.m. and ended at approximately 8:00 p.m.

### **2.2 Format**

Members of the public were registered at a table situated near the entry to the Houston Housing Authority Neighborhood Resource Center. Attendees desiring to speak were asked to denote same on the sign-in sheet.

Meeting agendas were made available at the sign-in table. The reverse side of the agendas contained general guidelines, sign-in guidelines, and testimony guidelines, along with the web address for the project.

A court reporter transcribed the proceedings.

### **2.3 Attendance**

Fifty-six members of the public were in attendance, as per the sign-in sheet. **(See Appendix B.)**

### **2.4 Order of Proceedings**

The meeting proceeded according to the agenda shown in **Appendix C**, with the exception that Mr. McCasland made closing remarks related to the status to the Action Plan.

The presentation aid used by Mr. McCasland is shown as **Appendix D**.



### **3.0 SUMMARY OF INPUT RECEIVED**

Input was received from members of the public and from the three members of the Houston City Council who were in attendance.

#### **3.1 Public Input – Key Points**

In sum, remarks from the public focused on:

- the need for drainage infrastructure improvements and upgrades
- the desire for the Action Plan to focus on the needs of low-moderate income individuals versus only low-moderate income neighborhoods
- support for the Brays Oaks Management District drainage plan
- the physical and emotional impact of flood events

#### **3.2 Public Comments - Summary**

A summary of comments received from the members of the public who presented remarks at the meeting are summarized in **Appendix E**. Written comments appear in **Appendix F**.

#### **3.3 Input from Elected Officials in Attendance**

Council Member Mike Laster made a statement in support of projects that will alleviate the flooding that has occurred in his council district. Larry Perkins, representing Council Member Larry Green, District K, read a statement supporting projects that will alleviate flooding in that council district.

As the meeting drew to a close, Council Member Laster inquired about the timeline for when suggested and proposed types will be received. He also inquired (1) as to the deadline when projects have to be submitted (2) as to whether the Action Plan will contain projects.

**APPENDICES**



# PUBLIC MEETING

## DISASTER RECOVERY 2015 FLOOD EVENTS

### FOCUS ON UNMET NEEDS

Thursday, September 8 • 6-8 p.m.

Houston Housing Authority Neighborhood Resource Center

The City of Houston's **Draft Action Plan for Disaster Recovery 2015 Flood Events (Draft Plan)** serves as an application for \$66.5 million in federal funds associated with disasters declared on May 29, 2015 and on November 25, 2015. The Housing and Community Development Department (HCDD) is conducting a public meeting to solicit ongoing input and feedback on its Draft Plan. During this meeting, HCDD will continue the dialogue started during the public hearing held on Thursday, August 18, 2016, provide additional information on planning efforts, and conduct an interactive survey regarding unmet needs.

### PUBLIC MEETING

**Thursday, September 8, 2016**

**6-8 p.m.**

**Houston Housing Authority Neighborhood Resource Center**

**815 Crosby Street, Houston, TX 77019**

*ADA Accessible. Limited free parking is available. For public transportation use METRO: 40, 41*

For additional information about the meeting or to request special arrangements (interpreter, sign language, CART for the hearing impaired), contact **Paula Jackson** at [paula.jackson@houstontx.gov](mailto:paula.jackson@houstontx.gov) or **832.394.6181**.

### View the most recent Draft Plan at the following locations:

- Online at [www.houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://www.houstontx.gov/housing/2015_Flood_Events_Recovery.html)
- Main Public Library – 500 McKinney, Houston, TX 77002
- HCDD's Office – 601 Sawyer, Suite 400, Houston, TX 77007 (*copies may be obtained at this location upon request*)

*The public meeting will also be a forum to discuss fair housing and related issues. Residents with suggestions or concerns will be provided an opportunity to voice those issues during the meeting. For specific questions or concerns about fair housing or landlord/tenant relations, please contact Royce Sells at 832.394.6240.*



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# Draft Action Plan for Disaster Recovery – 2015 Flood Events Public Meeting

Thursday, September 8, 2016

Houston Housing Authority Neighborhood Resource Center 6:00 PM - 8:00 PM

## Sign - In Sheet

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Cindy Chapman	Westbury Super Neighborhood	Email	[REDACTED]	Yes
2	Marcy Williams	BRAYS OAKS Super Neighborhood	Email	[REDACTED]	<del>Yes</del>
3	Michael Berca	SW Houston 2000	Email	[REDACTED]	Maybe
4	Lynna Hester	Westbury	email	[REDACTED]	maybe
5	Helen Rose	Meyerland			no
6	Gerda Gomez	Meyerland	Email	[REDACTED]	no
7	REIS ERMIS	BRAEBURN TERRACE CIVIC CLUB	EMAIL	[REDACTED]	NO
8	Glenda Kizzee	HAUL	email	GKizzee@haul.org	NO
9	Paul D. Chzrk	N.R.C.D.C.			Maybe
10	Rebecca Elliott	Chronicle	_____	_____	No
11	Lynae Novominsky	Jewish Family Service	email	LNOVOMINSKY@JFSHOUSTON.ORG	
12	Eileen Egan	Dear NW Mgmt	email	eeegan@nwmd.org	?
13	John Buci	Tetra Tech	email	John.Buci@tetra-tech.com	No
14	EUGENE L. SIKLS	WESTBURY CIVIC CLUB	EMAIL	[REDACTED]	No
15	Brenda HERMAN	SW Houston 2K	Email	[REDACTED]	Maybe
16	John Fleming	Houston Health Dept	Email		No



# Draft Action Plan for Disaster Recovery – 2015 Flood Events

## Public Meeting

Thursday, September 8, 2016

Houston Housing Authority Neighborhood Resource Center 6:00 PM - 8:00 PM

## Sign - In Sheet

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
17	Jasper York	Texans Recovering Together	VOAD	jasper.york@MTHMRAHARRIS.org	no
1	Leonore LeDoux	The Harris Center	VOAD	leonore.ledoux@MTHMRAHARRIS.org	Maybe
2	Larry Rose	meyerland	?		yes
3	Donna Strom	Westbury	Civic club		yes
4	Vickie McBride	Houston Area Urban League	Newspaper Notice	v.mcbride@haucdc	No
5	Richard Rodriguez	Brays Oaks District	email		yes
6	Marchelle Cain	City Council At Large 4 office	—	marchelle.cain@houstontx.gov	no
7	Tuber Alde	—	Homeowner		no
8	Lynn SEALS	HORN E	EMAIL	lynn.seals@hornellp.co-	No
9	Camila Bolivar	Project Management Group, LLC	Email	camilabolivar@pmg-united.com	no
10	Vladimir Naranjo	PMG	Email	Vladimir.Naranjo@PMG-united.com	NO
11	Oli Mohammed	Houston Furniture Bank			ND
12	Sandra Start	Meyerland Resident	Email	N/A	NC
13	James Donatto, II	The Donatto Grp	Email	james@thedonattogroup.com	no
14	Howell Harmon				
15					



# Draft Action Plan for Disaster Recovery – 2015 Flood Events

## Public Meeting

Thursday, September 8, 2016

Houston Housing Authority Neighborhood Resource Center 6:00 PM - 8:00 PM

### Sign - In Sheet

	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
1	Rolan Chambers	Salvation Army			
2	Jane Falk	Westbury Civic Club			yes
3	Tamesha Wells	TAS Realty Group		realtor@tameshawells.com	No
4	Latisha Grant	TAS Realty Group		latisha@tasrealtygroup.com	No
5	Roberta Burroughs	RFB2A		rburroughs@rfb2a.com	No
6	Michael Hoffmaster	BFSN/SNA			yes
7	IVAN LONZO	Harris County CSD		IVAN.LONZO@CSD.HCTX.NET	No
8	Mamon Mitchell	HB Di		M.Mitchell@HBdi.org	Maybe
9	Mahmoud Harmoucha			mahharmoucha@yahoo.com	Maybe
10	Chry Canonu	ARUPPA		CANONIC@ARUPPAGROUP.com	
11	Emily Ponte	pt. city			
12					
13					
14					
15					
16					



# Draft Action Plan for Disaster Recovery – 2015 Flood Events

## Public Meeting

Thursday, September 8, 2016

Houston Housing Authority Neighborhood Resource Center 6:00 PM - 8:00 PM

## Sign - In Sheet



	Name	Organization Name	How Did You Hear About The Public Hearing	E-mail	Would You Like To Speak During The Public Comment Period?
17					
1	W B KREWINGAUS	MAPLEWOOD S/N	EMAIL	[REDACTED]	YES
2	SYLVESTER L. REEDER, III	SOUTHWEST HOUSTON 2000	email	[REDACTED]	maybe
3	Christy Lambright	Harris Co.	email	christy.lambright@csd.hctx.net	No
4	Ed Le Sage	Robindell Subdivision	email	[REDACTED]	yes
5	Charles GoForth	Brays Bayou Assoc	BOMB	[REDACTED]	yes
6	Matt Johns	Catholic Charities	email	mjohns@catholiccharities.org	No
7	MARCOS MENA	GREATER HOUSTON FHC	EMAIL	[REDACTED]	NO
8	DANIEL BOSTAMMITE	G H F H C	EMAIL		YES
9	Nidia Aldape	Meyerland	email	[REDACTED]	No
10	Julia Retta	City Council		julia.retta@houston.tx.gov	No
11	Mike Lester	City Council			
12	TON COMB	Q Tera/Cell			NO
13	Donald Perkins	District K	email	donald.perkins@houston.tx.gov	YES
14	Stephanie Milburn	TAS Realty Group	Email	stephanie@tasrealtygroup.com	NO
15					
16					



## Appendix C



# Agenda

## Public Meeting Action Plan for Disaster Recovery – 2015 Flood Events

Thursday, September 8, 2016 at 6:00 PM to 8:00 PM  
Neighborhood Resource Center  
815 Crosby  
Houston, Texas 77019

**Opening**

**Brenda Scott, Deputy Director**

**Presentation of Action Plan  
for Disaster Recovery**

**Tom McCasland, Interim Director**

**Survey**

**Mary Itz, Staff Analyst**

**3 Minute Break**

**Public Comment**

**Keith Bynam, Assistant Director**

**Adjournment**

**Brenda Scott, Deputy Director**





# Public Meeting on the Action Plan for Disaster Recovery 2015 Flood Events

## Welcome

Thank you for attending the Public Meeting. To ensure equal opportunity for all, and to accommodate the number of people who may wish to speak, general public meeting guidelines are provided below:

### General Guidelines

1. Mutual respect, courtesy, and patience are the meeting's guiding concepts.
2. As a courtesy please inform meeting attendees that you are recording the proceedings.
3. Please do not interrupt anyone while they are speaking.
4. Please remain quiet so others and the transcriber can hear; please leave the room for side discussions.
5. Please refrain from addressing the audience or asking for audience participation.
6. Please turn off cell phones and pagers or set them to vibrate.

### Sign-In Guidelines

1. All meeting attendees are asked to register as a speaker at the meeting sign-in table.
2. Attendees wishing to testify should indicate their desire to do on the sign-in sheet.
3. Attendees testifying on behalf of a group should note the name of the group in the appropriate box.
4. Attendees wishing to testify must personally sign in.
5. The meeting sign-in table will also be the central contact point for any attendees who have questions about the process.
8. Yielding time to another person is not allowed.
9. **Attendees who are unable to fully testify within the 3 minute time-frame are encouraged to submit additional testimony in writing for the record. Written and verbal comments have equal weight in the process.**
10. Testimony will be recorded and transcribed for the record.
11. If time permits at the end of public testimony, a general call for anyone who has not yet testified will be made. This would include those who had signed up and might have missed their earlier call to testify and other persons who had not previously testified.

### Testimony Guidelines

6. Those who checked the box to testify will be called forward to speak by the Hearing Officer in the order they signed in.
7. **Each speaker is allowed 3 minutes to testify.**
12. **The meeting is held for the purpose of receiving important testimony. It is not a question-and-answer session. Questions will be referred, as appropriate. Responses to comments will be posted on HCDD's website**  
[http://houstontx.gov/housing/2015\\_Flood\\_Events\\_Recovery.html](http://houstontx.gov/housing/2015_Flood_Events_Recovery.html)

## APPENDIX D

# ACTION PLAN FOR DISASTER RECOVERY 2015 FLOOD EVENTS

**City of Houston**  
*Sylvester Turner, Mayor*

**Housing and Community Development Department**  
*Tom McCasland, Interim Director*



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT



**Public Meeting September 8, 2016**

## What is the purpose of this meeting?

To give Houstonians the opportunity  
to provide additional comments and feedback in the development of the  
**Action Plan for Disaster Recovery**

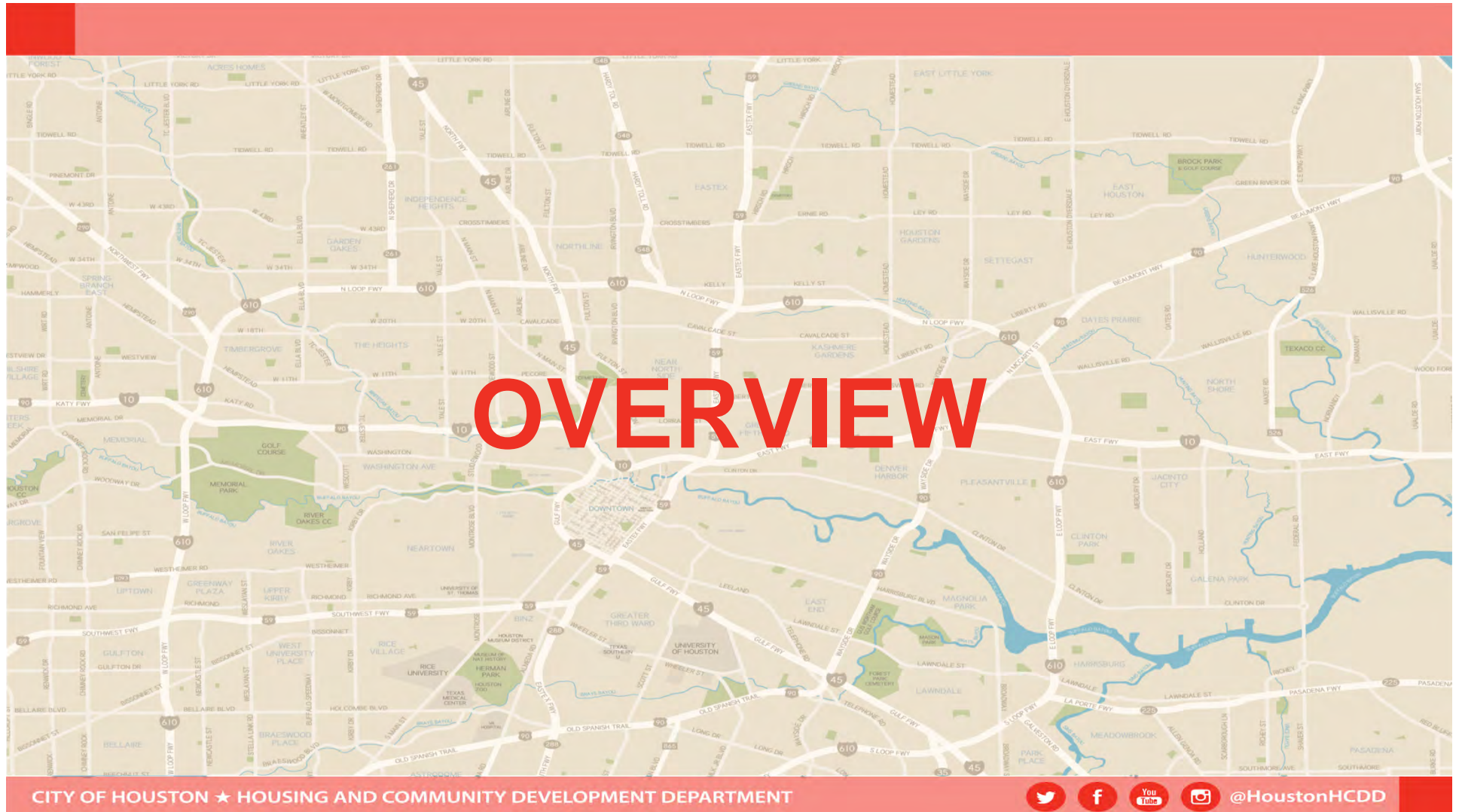




# Format

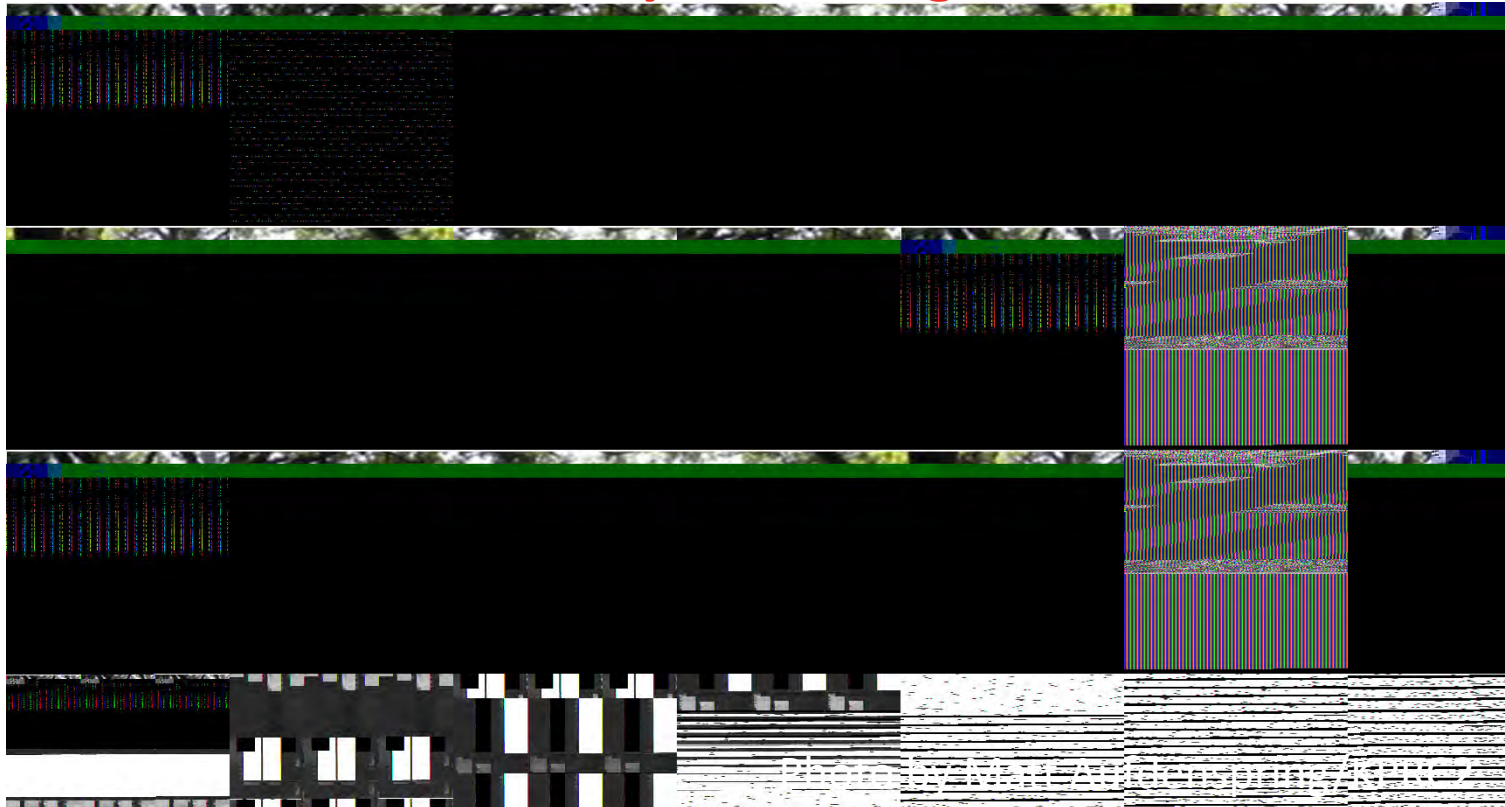
- **Summary of the process**
- **You participate in a survey**
- **You give your thoughts, concerns, and suggestions on how to limit future flooding in your community**
- **Your feedback will inform our process**
- **Your comments will become part of Action Plan**
- **Not a Q&A format, but...**
  - **We will provide clarification and short answers where possible**
  - **You may be directed to subject matter experts in the room**





## 2015 Memorial Day Storm – May 31, 2015

### Brutal storm system ravages Houston





# Memorial Day Storm Housing and Infrastructure Impact

## \$518,155,041.16\*



\* Source: Federal Emergency Management Agency and National Flood Insurance Program



## 2015 Halloween Storm – October 31, 2015

### More substantial damage to Houston's built environment



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



@HoustonHCDD

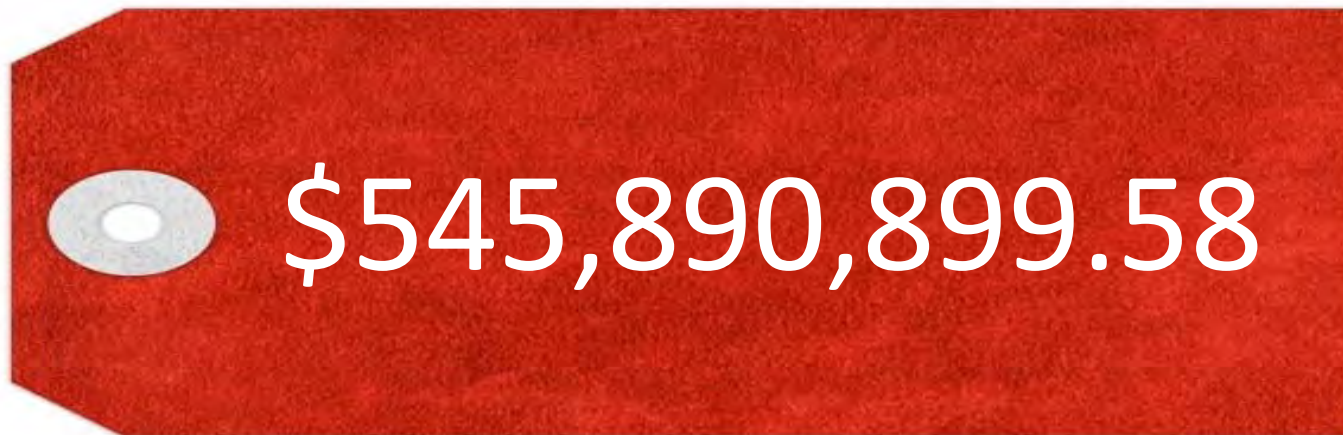


## Halloween Storm Housing and Infrastructure Impact



\* Source: Federal Emergency Management Agency and National Flood Insurance Program

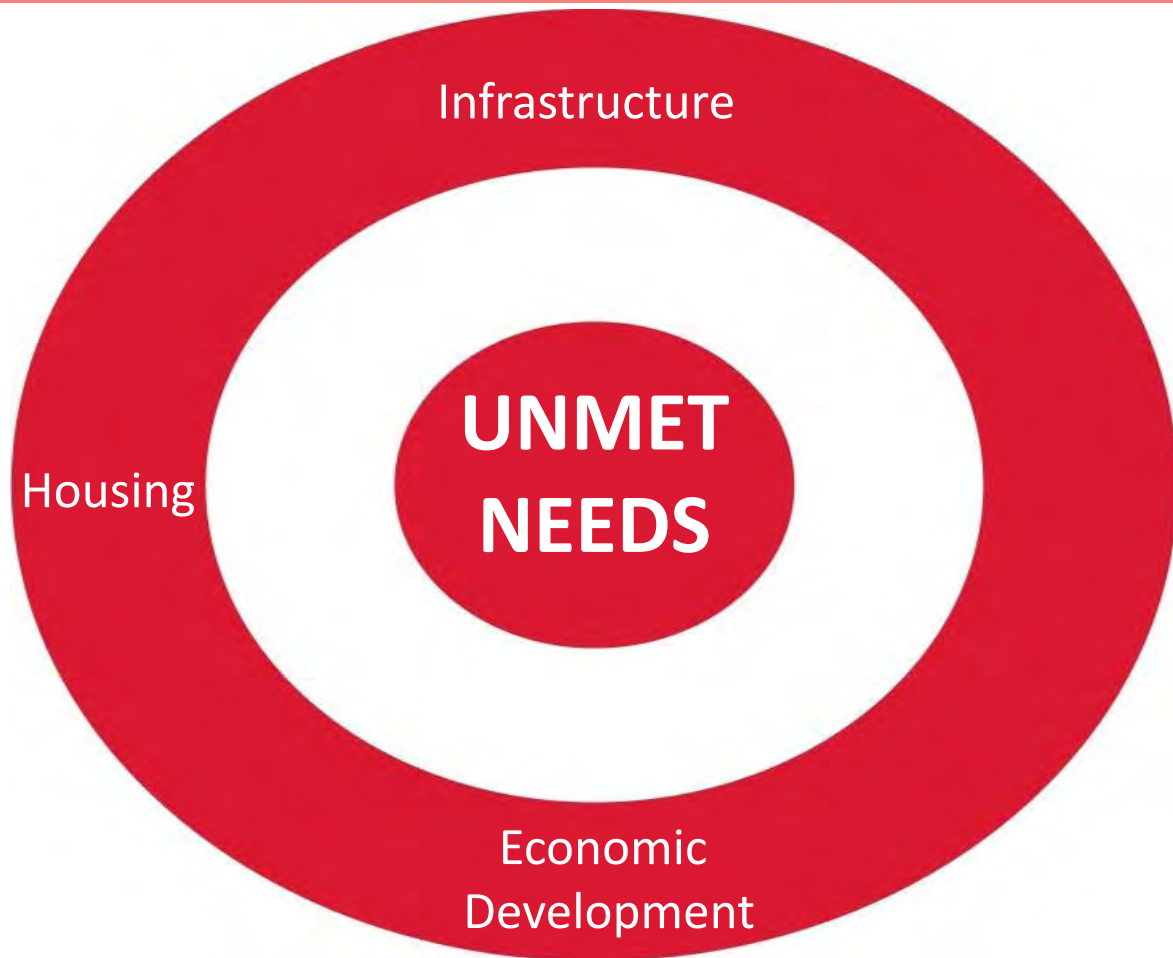
## Housing and Infrastructure Impact from Both Floods

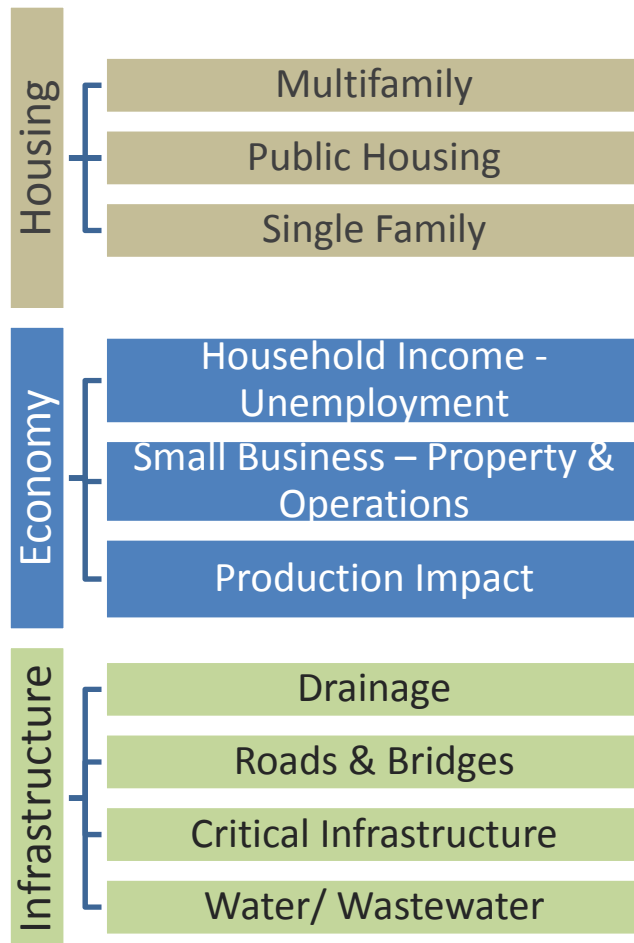


\$545,890,899.58

\* Source: Federal Emergency Management Agency and National Flood Insurance Program

# Potential Uses of Funding



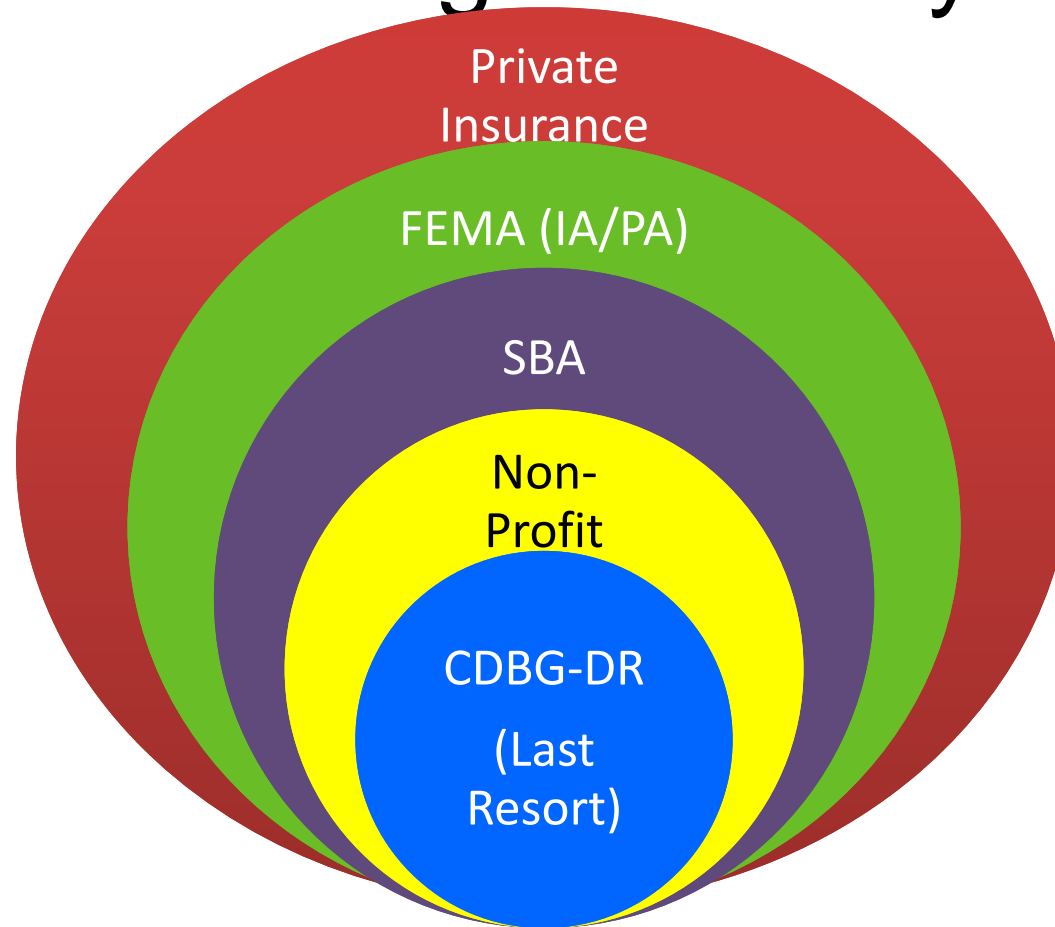


Each sector is assessed for impact and funds made available through:

- Private Insurance
- FEMA
- Small Business Administration (SBA)
- Other City or State sources
- Non-Profits



# Funding Hierarchy



**Unmet Needs**

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Twitter Facebook YouTube Instagram @HoustonHCDD

# Assessing Unmet Need

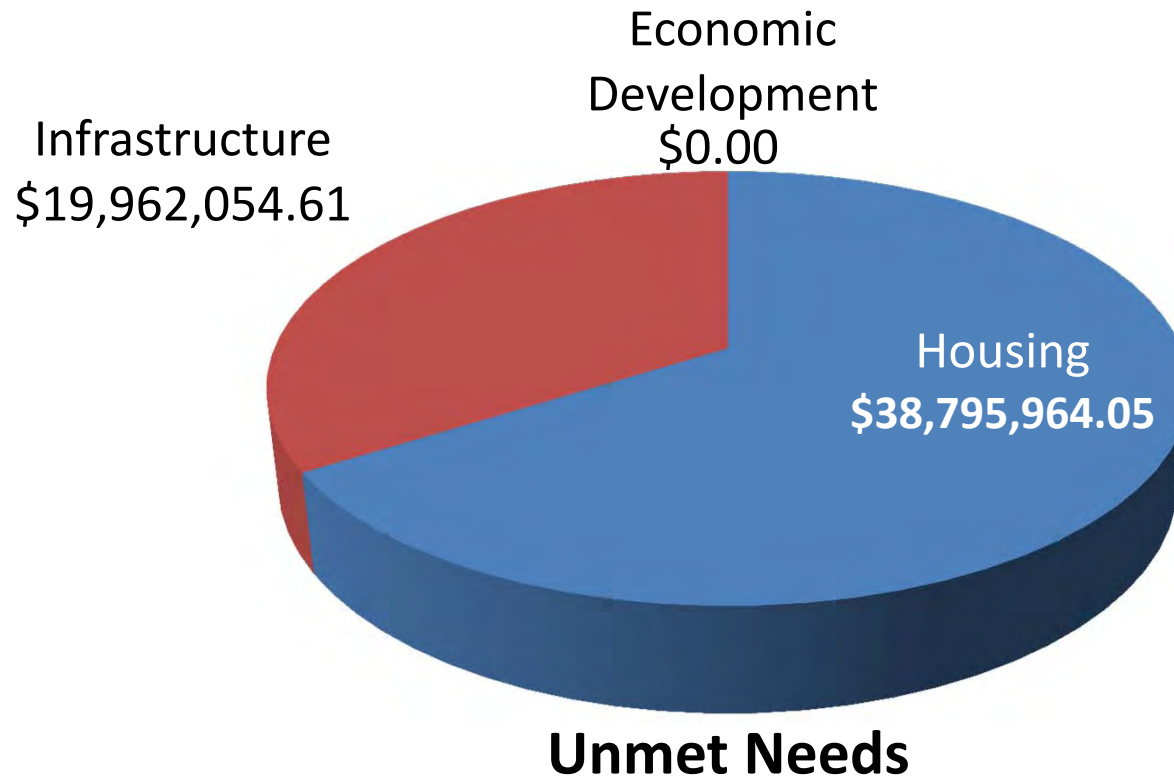
- Not a perfect science – based on best available data
- Is required by HUD as part of the Action Plan
- Guides the City through a discovery process to inform program design

# Houston's Unmet Needs Assessment

Amount of disaster-related impact  
- Assistance received to address impact  
**Unmet need remaining from disasters**



## Summary of Unmet Need by Category



# Unmet Housing Needs Details

Housing	
<b>Impact</b>	
FEMA <sup>*</sup> Estimate	\$ 174,454,055.26
NFIP <sup>**</sup> Claims	\$ 350,235,017.91
Total Housing Impact	\$ 524,689,073.17
<b>Funds Made Available</b>	
FEMA Assistance & SBA <sup>***</sup> Loans	\$ 135,658,091.21
NFIP Claims	\$ 350,235,017.91
Total Housing Funds Made Av.	\$ 485,893,109.12
<b>Housing Unmet Need</b>	\$ 38,795,964.05

\*FEMA: Federal Emergency Management Agency

\*\*NFIP: National Flood Insurance Program

\*\*\*Small Business Administration

# Unmet Infrastructure Needs Details

Infrastructure	
<b>Impact</b>	
FEMA PA*Claims	\$ 21,201,826.41
Total Infrastructure Impact	\$ 21,201,826.41
<b>Funds Made Available</b>	
FEMA PA Paid	\$ 1,239,771.80
Total Infrastructure Funds Made Av.	\$ 1,239,771.80
<b>Infrastructure Unmet Need</b>	\$ 19,962,054.61

\*FEMA PA : Federal Emergency Management Agency Public Assistance

## Unmet Economic Needs Details

Economic Development	
<b>Impact</b>	
SBA* Business Claims	\$4,022,000.00
Total Economic Impact	\$4,022,000.00
<b>Funds Made Available</b>	
SBA* Business Claims	\$ 4,022,000.00
Total Economic Funds Made Av.	\$ 4,022,000.00
<b>Infrastructure Unmet Need</b>	\$0.00

\*Small Business Administration



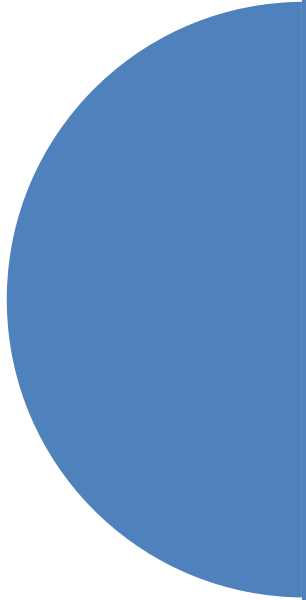

# PROPOSED ACTIVITIES

# Since Last Meeting

- Updated Data
  - FEMA Data for October 2015 Flood Event
  - COH Office of Emergency Management Single Family Substantially Damaged Properties for 2015
  - Infrastructure Site Inspections
- Assessed Initial Public Comments
- Made Budget Reallocations

# Initial Budget Allocation

CDBG-DR15	AMOUNT
Public Facilities and Improvements / Infrastructure	\$51,232,000
Acquisition	\$10,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>TOTAL</b>	<b>\$66,560,000</b>



**Because of comments  
received at the first public  
hearing and during the  
public hearing notice period;  
allocations have changed.**



# Current Budget Allocation

CDBG-DR15	AMOUNT
Public Facilities and Improvements / Infrastructure	\$29,232,000
Housing (Single Family Home Repair)	\$12,000,000
Housing Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>TOTAL</b>	<b>\$66,560,000</b>



# Allocation Changes Address:

- Comments regarding low and moderate income (LMI) households outside of LMI neighborhoods.
- Need for more buyout capacity if chosen projects are focused on purchase of land for future flood detention.

# Proposed Program: Infrastructure

## Flood Mitigation / Resiliency

Application process  
with weighted scoring  
for projects that may  
include

- Drainage
- Open ditch drainage systems to reduce floods
- Detention / Greenspace
- Green streets / Low impact development

City Council will  
approve all projects

## Proposed Program: Single Family Home Repair

Provide housing assistance to LMI homeowners in the City impacted by the 2015 Flood

- Rehabilitation
- Reconstruction
- Elevation
- Other Possibilities – Insurance, ADA modifications, repair of water and sewer connections



# Proposed Program: Housing Buyout

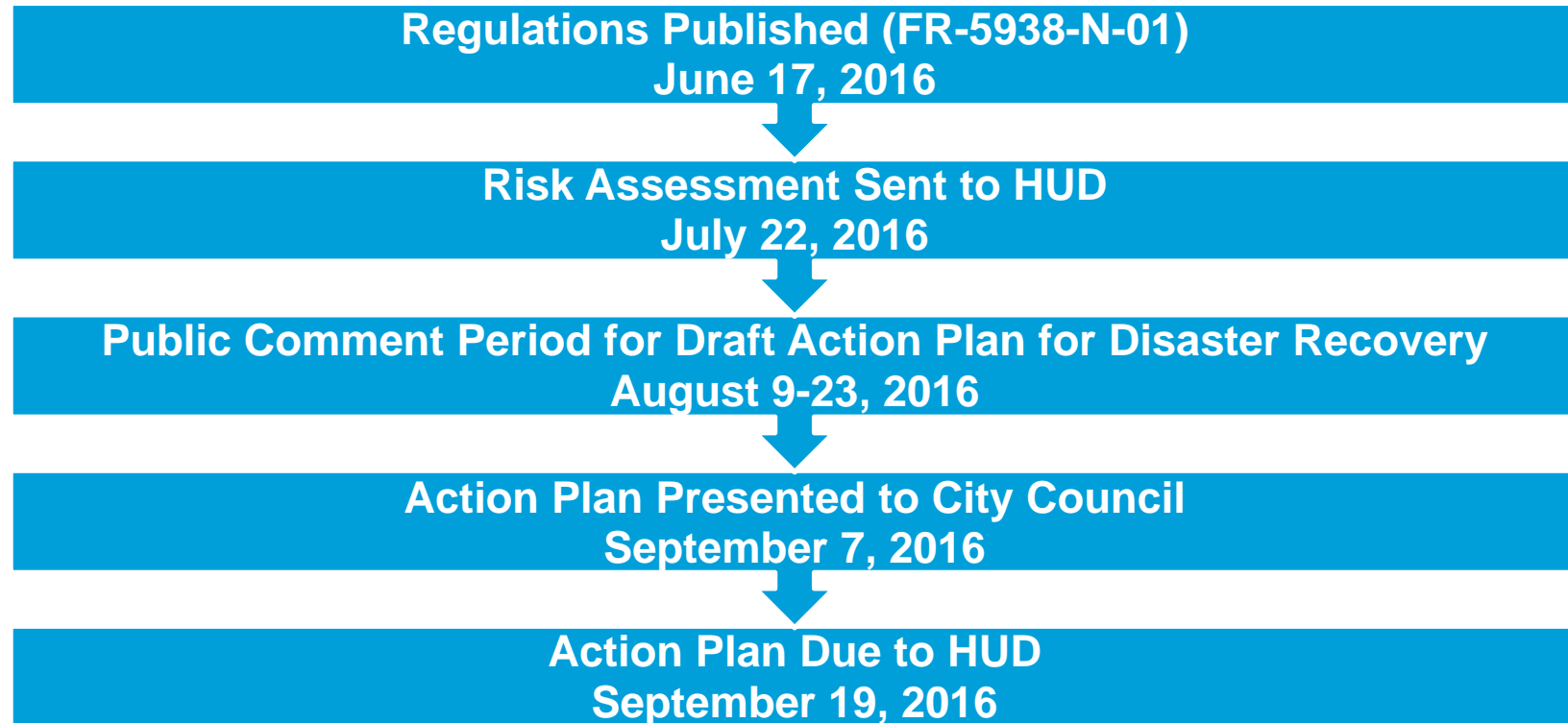
Buyout of  
multifamily and  
single family  
properties at high  
risk in support of

- Improving infrastructure
- Creating natural buffers to safeguard against floods
- Deconcentrating poverty
- Promoting homeownership

# GRANT PROCESS



## CDBG-DR15 Grant Process



## Location of Documents

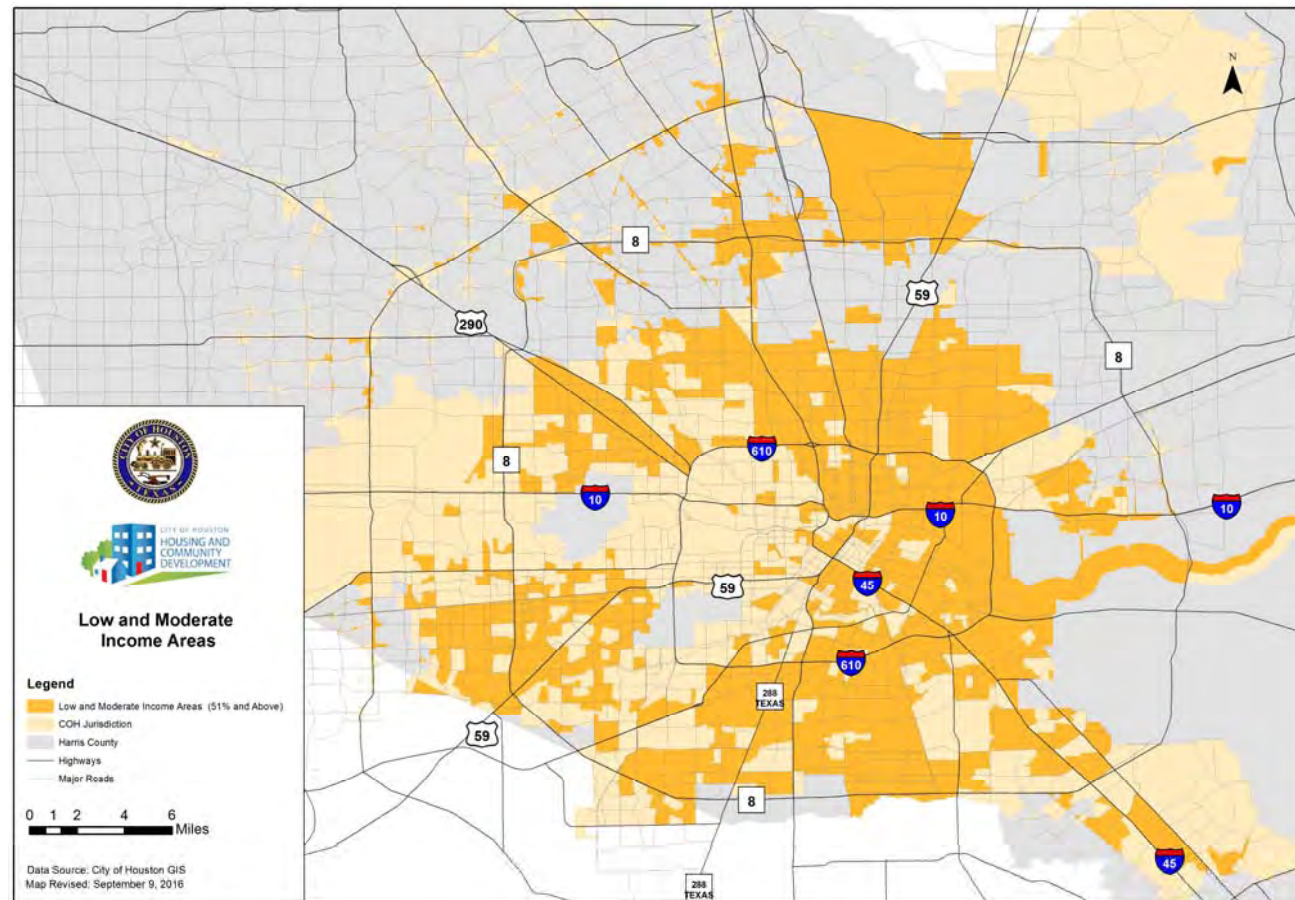


- Action Plan
- Needs Assessment
- Other Related Documents

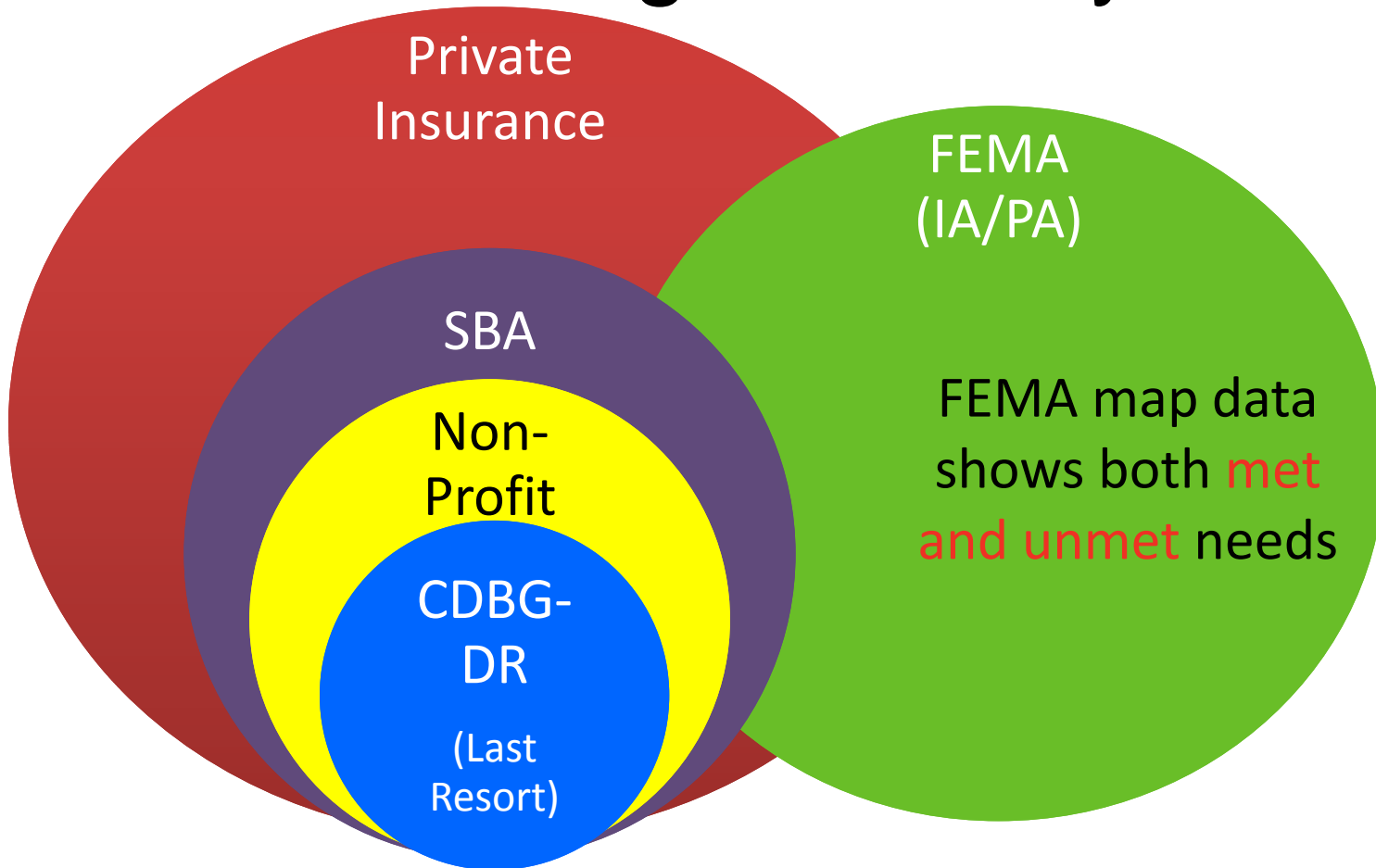
**[HoustonTX.gov/housing/2015\\_Flood\\_Events\\_Recovery](http://HoustonTX.gov/housing/2015_Flood_Events_Recovery)**



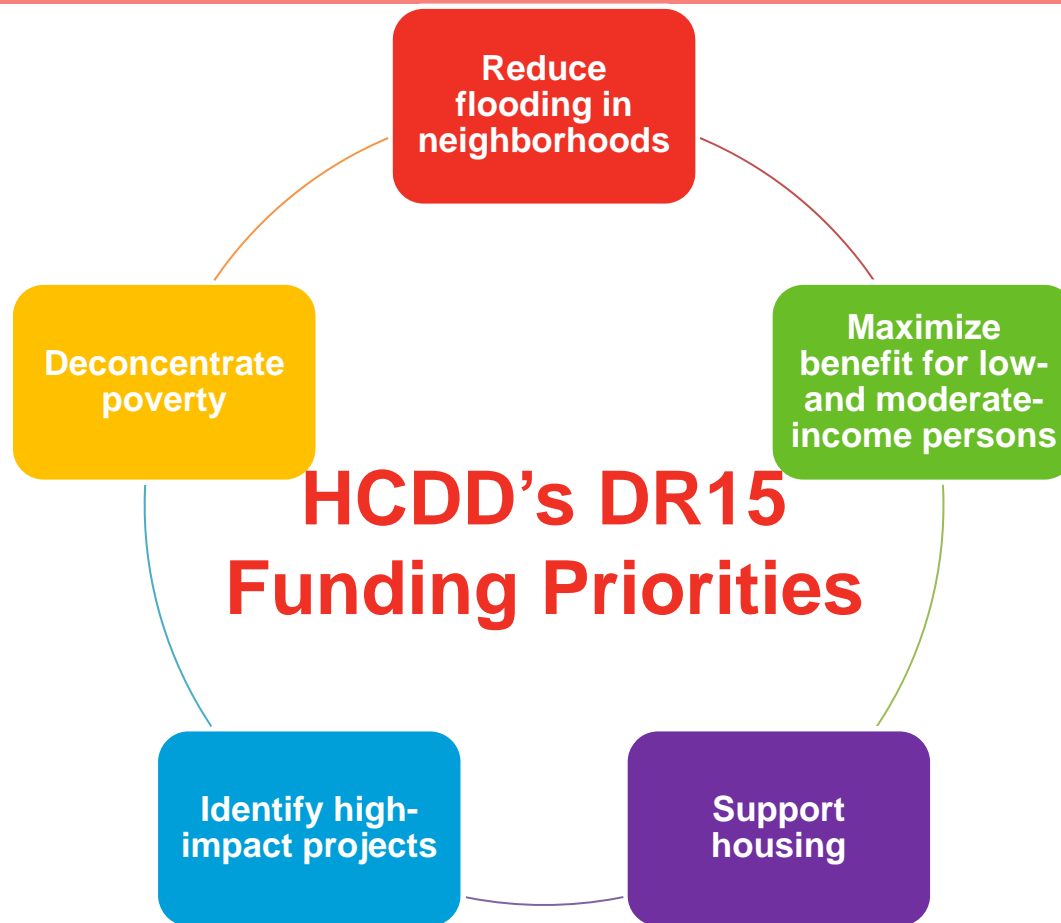
## Houston Low- to Moderate-Income Areas



# Funding Hierarchy



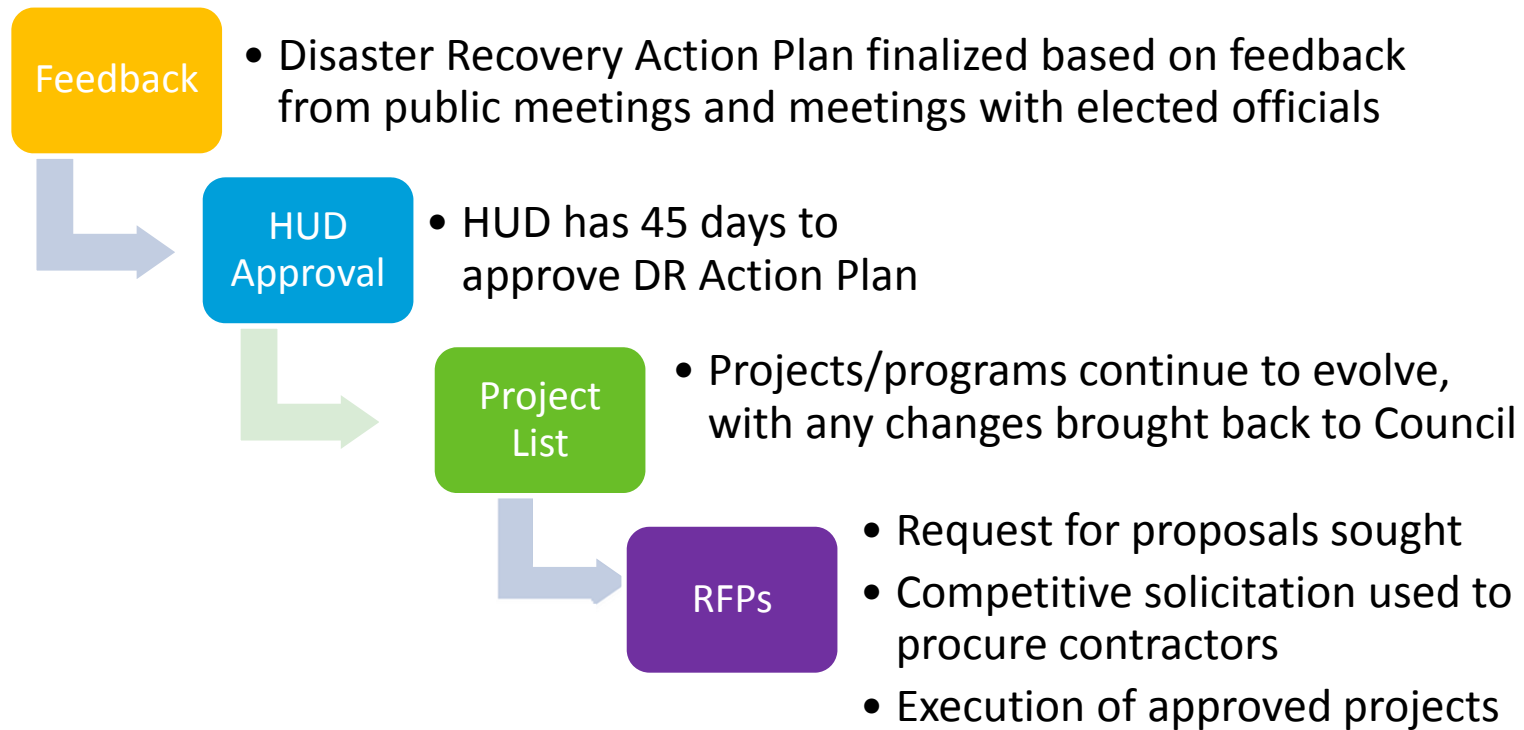








# What Happens Next?



# Summary of Comments

## Summary of Comments

### Public Hearing August 18, 2016

- 73 people in attendance
- 3 Council Members provided comments
- 16 speakers gave comments

### Comment Period August 9 – 23, 2016

- 27 written comments received





# Summary of Comments

## Communities Represented

### Southwest Houston

Including Meyerland, Willow Meadows, Westbury, Robindell, Braes Oaks, Larkwood, Bellaire

Spring  
Branch

Memorial  
(West)

Brooke  
Smith

## Summary of Comments

# Majority says spend on:

### Infrastructure

- Address inadequate / undersized drainage

### Housing

- Single family / homeowner

## Summary of Comments

### SUGGESTED PROJECTS

- Willow Waterhole
- Braewick Ditches
- Hillcroft Retention
- Brooke Smith Drainage
- Westpark
- Braes Project
- Westwood Country Club

### CONCERNS

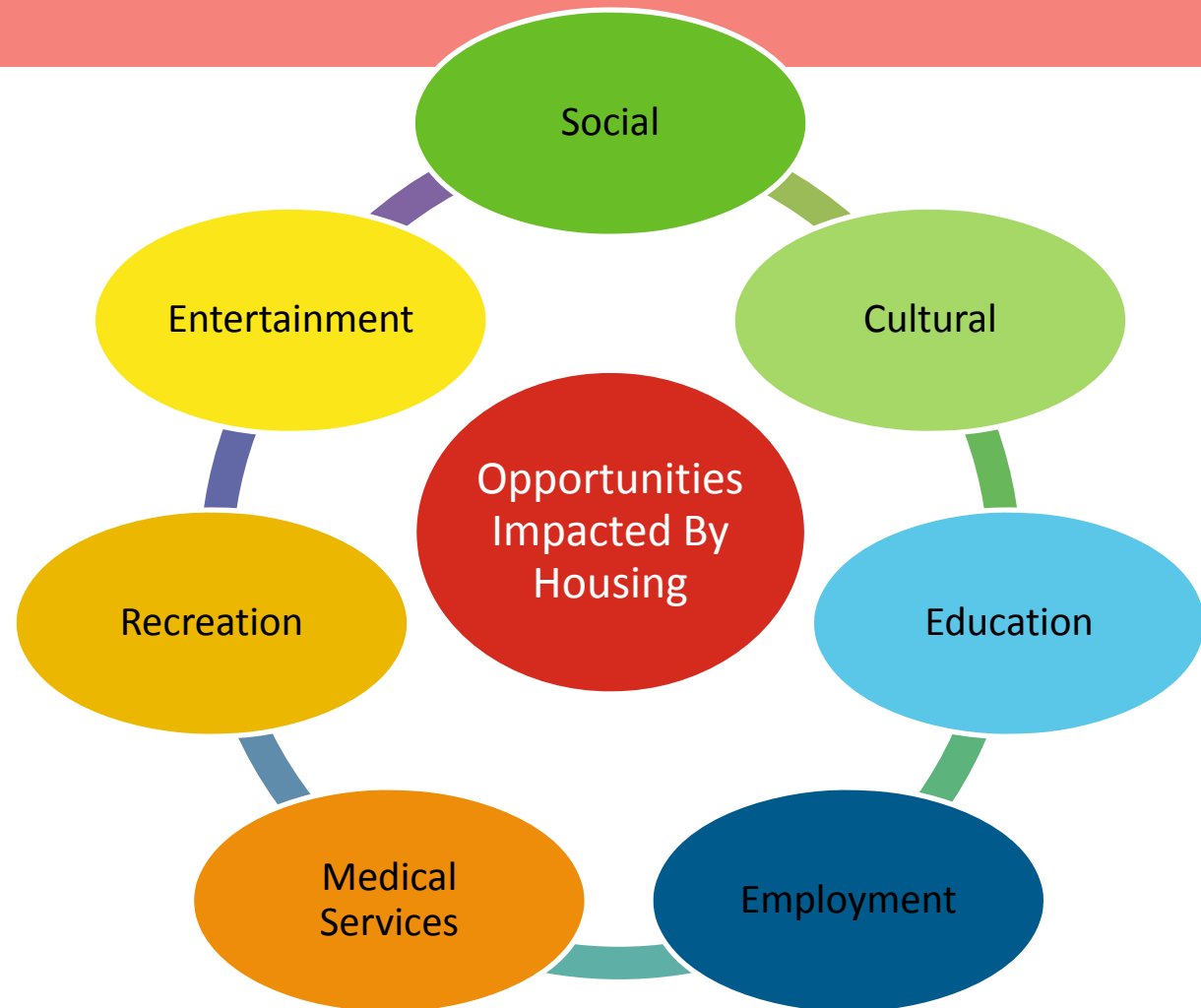
- Insufficient data
- Information not considered
- Fixed income households outside LMI neighborhoods
- Religious obligations
- Decrease in Spring Branch home values
- City ditch maintenance

# Fair Housing





## Why Is Fair Housing So Important?



## Fair Housing Act

The Fair Housing Act prohibits discrimination against any of the following protected classes:



- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap / Disability

## Fair Housing Act Prohibits:

Discrimination  
in the  
rental or sale  
of housing

Discrimination  
in the terms,  
conditions,  
privileges,  
services or  
facilities of  
housing

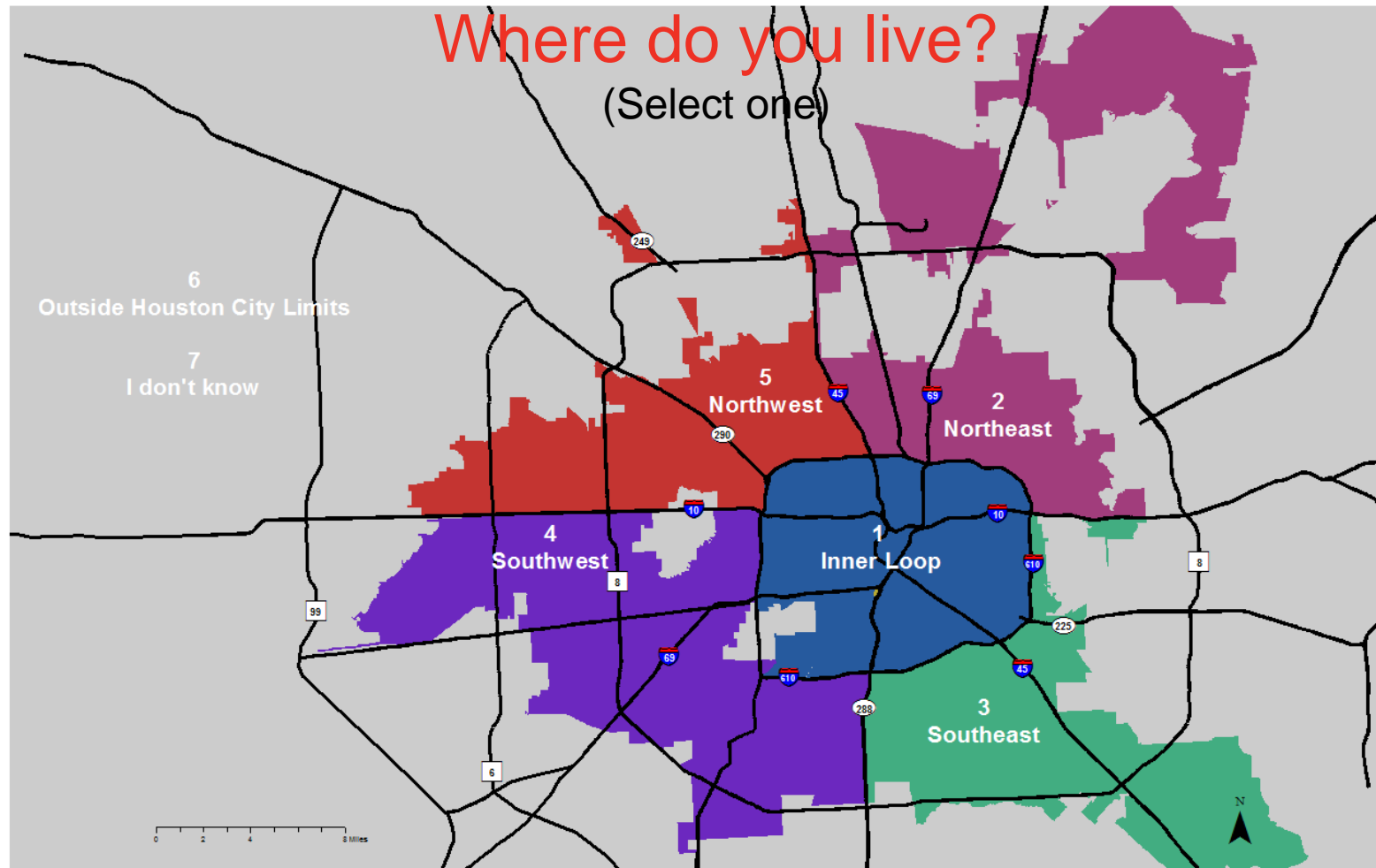
Making,  
printing or  
publishing  
discriminatory  
advertisements

Representing  
that housing is  
unavailable to a  
protected class  
when housing  
is actually  
available

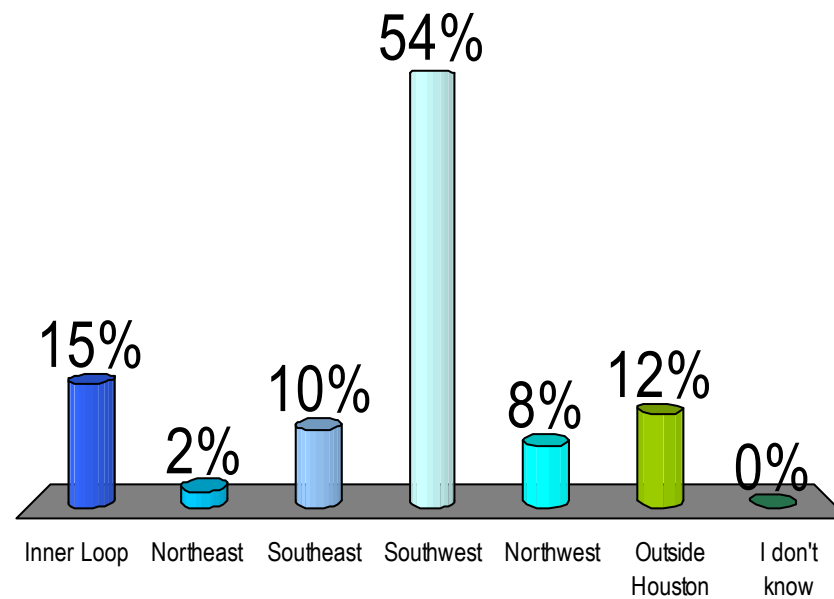
# Survey







## Where do you live? (Select one)





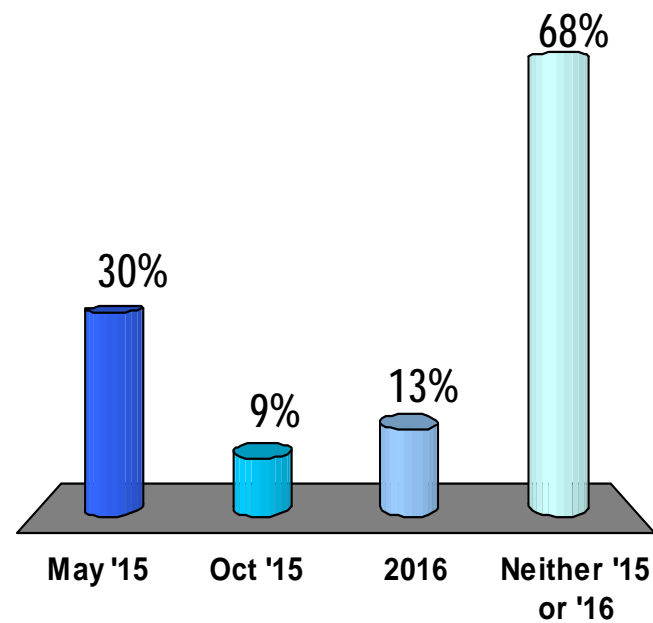
The following questions consider  
your home.

## Which flood event(s) damaged your home?

1	2	3	4
<b>May 2015</b> Memorial Day Flood	<b>Oct. 2015</b> Halloween Flood	A flood event in <b>2016</b>	<b>None</b> My home was not damaged in 2015 or 2016



## Which flood event(s) damaged your home?



## What was the damage to your home?

(Select one)

**1**

### Destroyed

Total loss or damage to such an extent that repair is not feasible

**2**

### Major

Structural or significant damage needing extensive repair

**3**

### Minor

Damaged and requires minimal repairs

**4**

### Affected

Cosmetic damage only

**5**

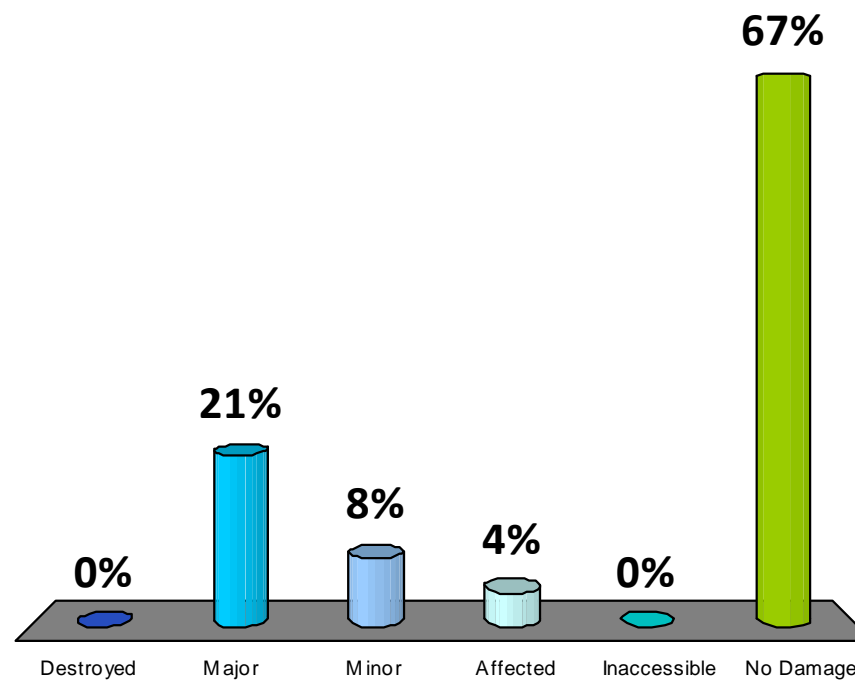
### Inaccessible

Can't reach it to determine extent of damage

**6**

### No Damage

## What was the damage to your home?





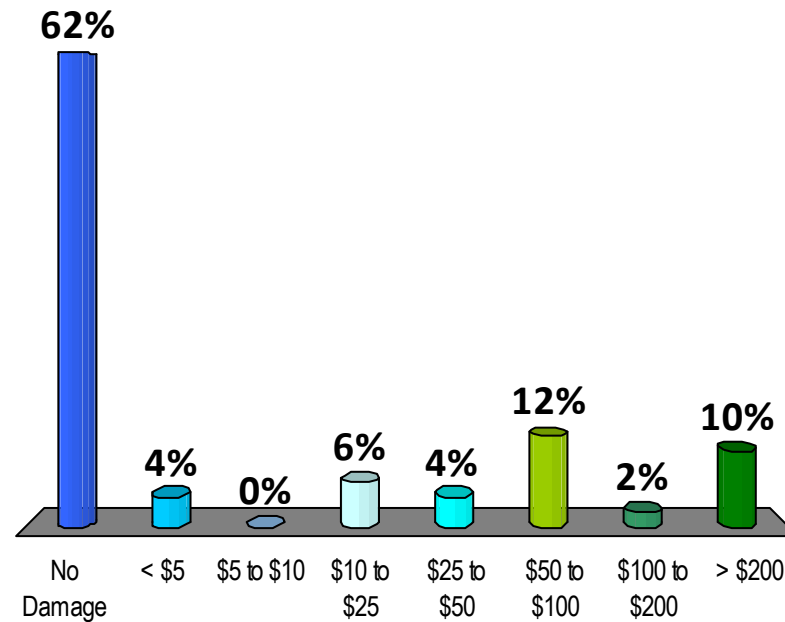
## What was the damage to your home?

(Select one)

- |                        |                          |
|------------------------|--------------------------|
| 1. \$0 (No damage)     | 5. \$25,001 - \$50,000   |
| 2. Less than \$5,000   | 6. \$50,001 - \$100,000  |
| 3. \$5,001 - \$10,000  | 7. \$100,001 - \$200,000 |
| 4. \$10,001 - \$25,000 | 8. More than \$200,000   |



## What was the damage to your home?



## Where did you apply for assistance for your home?

(Select all that apply)

**1. FEMA**

Federal Emergency  
Management  
Administration

**2. SBA**

Small Business  
Administration

**3. NFIP**

National Flood  
Insurance Program

**4. Private  
Insurance**

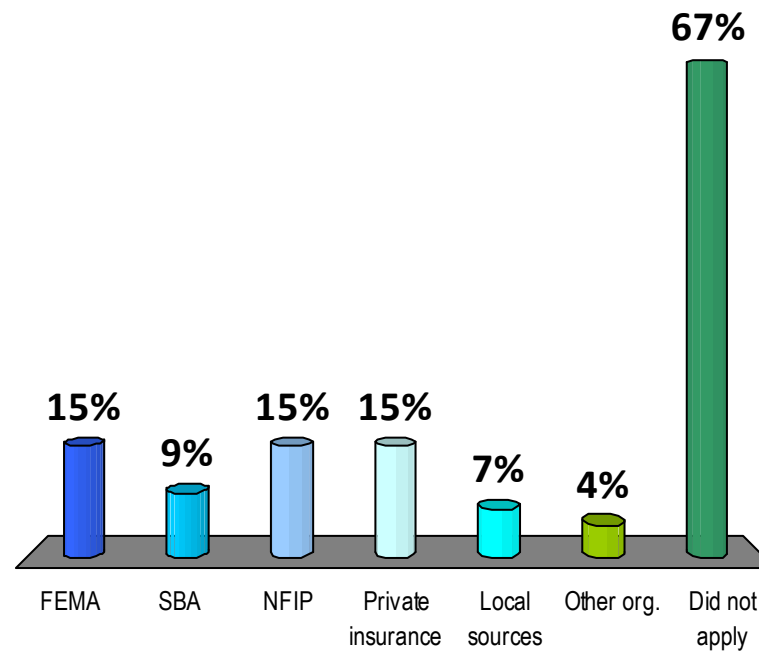
**5. Local  
Sources**

(City, Church, Local  
Agency)

**6. An  
organization  
not listed**

**7. I did not  
apply for  
assistance**

## Where did you apply for assistance for your home?



## Which provided you assistance for your home?

(Select all that apply)

**1. FEMA**

Federal Emergency  
Management  
Administration

**2. SBA**

Small Business  
Administration

**3. NFIP**

National Flood  
Insurance Program

**4. Private  
Insurance**

**5. Local  
Sources**

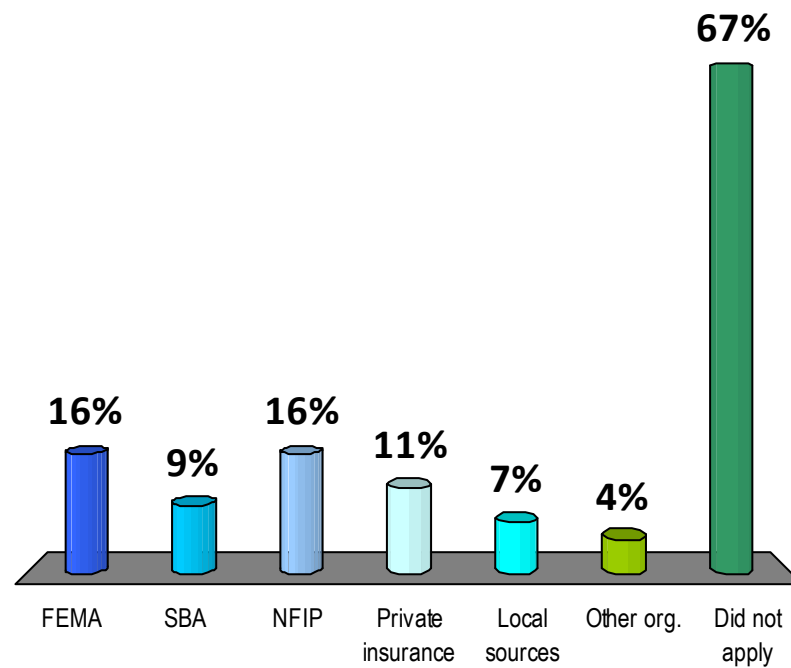
(City, Church, Local  
Agency)

**6. An  
organization  
not listed**

**7. I did not  
apply for  
assistance**



## Which provided you assistance for your home?

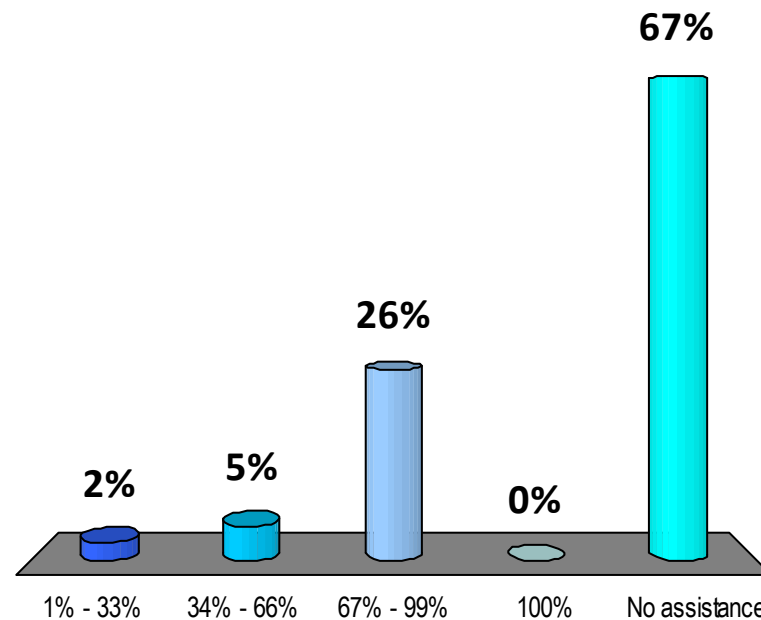




What % of your home's damage did the assistance you received cover? (Select one)

1. 1% to 33%
2. 34% to 66%
3. 67% to 99%
4. 100%
5. I did not receive assistance

What % of your home's damage did the assistance you received cover? (Select one)





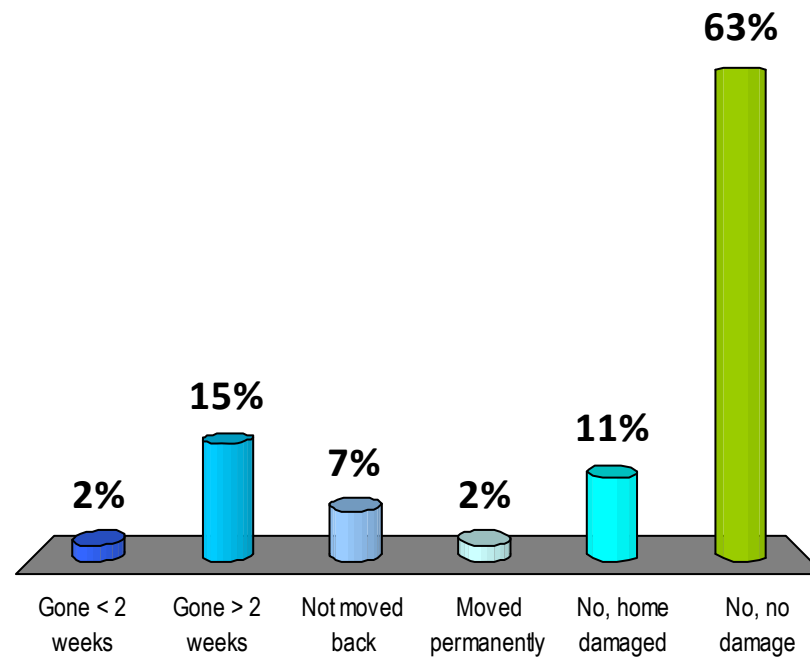
## Did you relocate from your home?

(Select one)

1. Yes – I was gone less than 2 weeks
2. Yes – I was gone for more than 2 weeks
3. Yes – I have not moved back into my home
4. Yes – I moved out of my home permanently
5. No – However my home was damaged
6. No – My home was not damaged



## Did you relocate from your home?





The following questions consider  
your business and place of work.

**Which flood event(s) damaged your business or place of work? (Select one)**

**1**

**May  
2015**

Memorial  
Day Flood

**2**

**Oct.  
2015**

Halloween  
Flood

**3**

**Both**

2015  
Flood  
Events

**4**

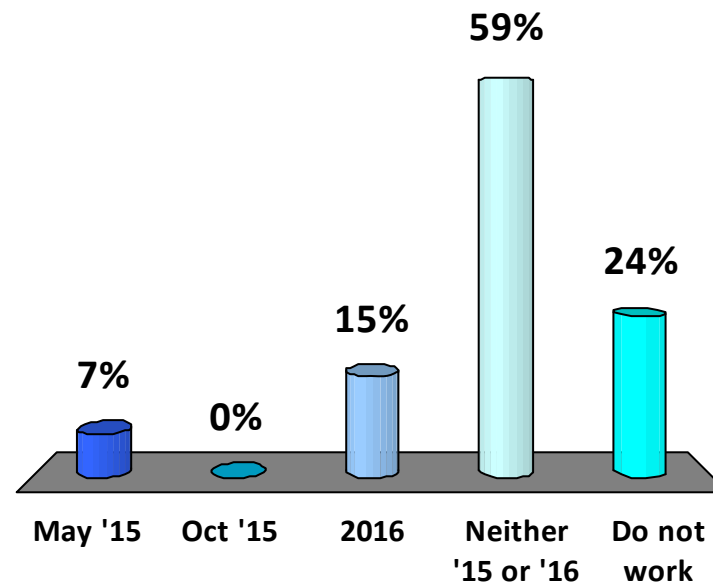
**Neither**

My  
business /  
place of  
work was  
not  
damaged

**5**

I do not  
currently  
work / I  
am retired

## Which flood event(s) damaged your business or place of work? (Select one)





## What was the damage to your business or place of work? (Select one)

**1 Destroyed**  
Total loss or damage to such an extent that repair is not feasible

**2 Major**  
Structural or significant damage needing extensive repair

**3 Minor**  
Damaged and requires minimal repairs

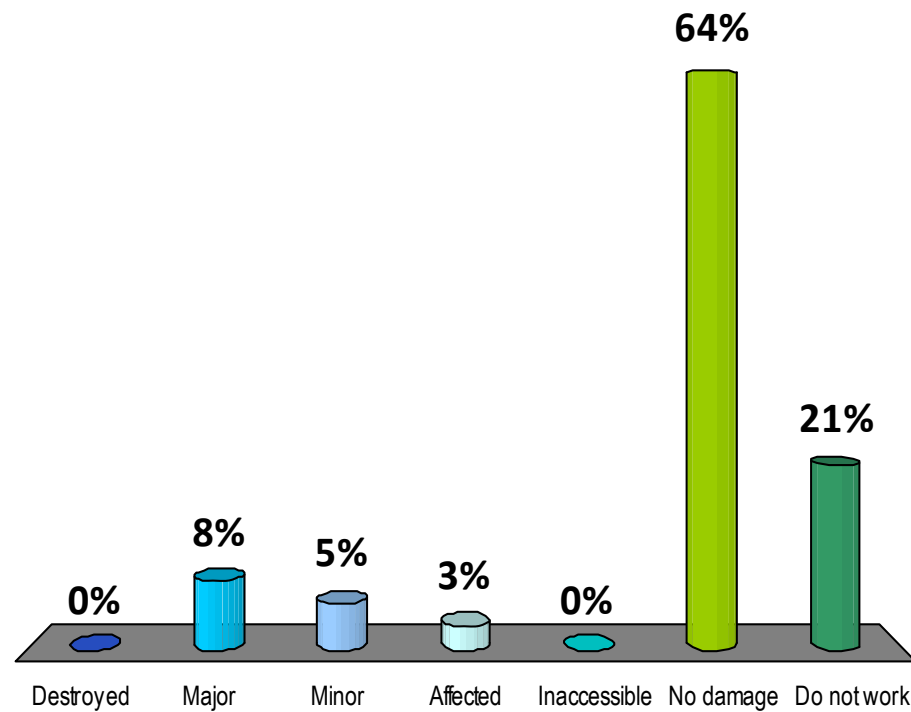
**4 Affected**  
Cosmetic damage only


**5 Inaccessible**  
Can reach it to determine extent of damage

**6 No Damage**

**7 I do not work/I am retired**

## What was the damage to your business or place of work? (Select one)

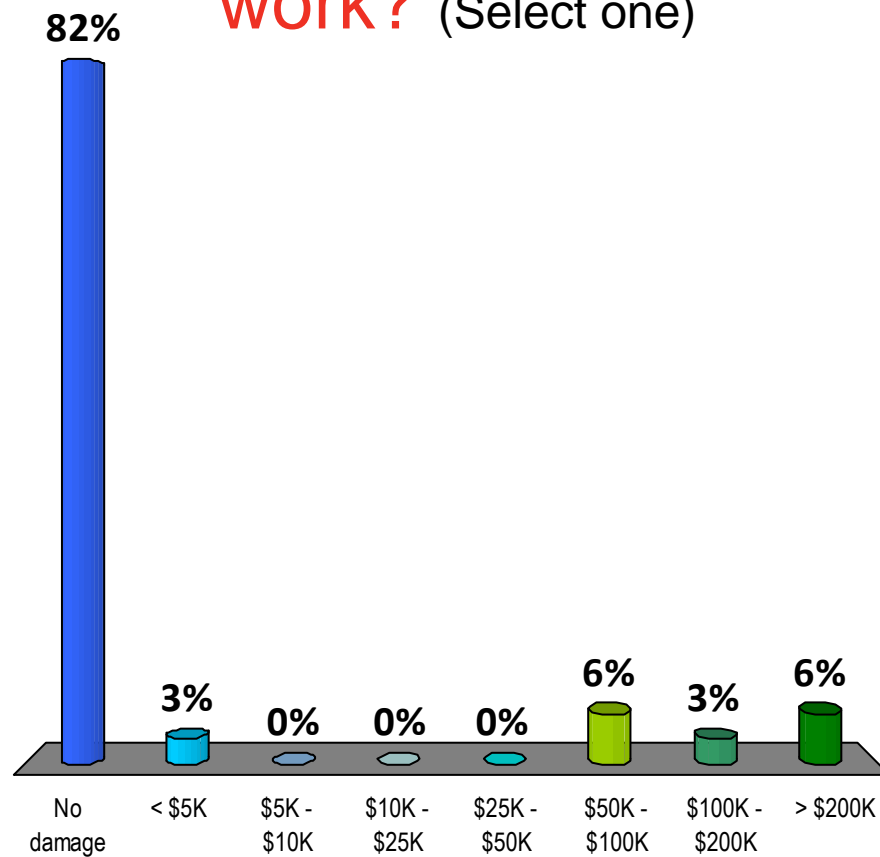




What was the damage to your business or place of work? (Select one)

- |                        |                          |
|------------------------|--------------------------|
| 1. \$0 (No damage)     | 5. \$25,001 - \$50,000   |
| 2. Less than \$5,000   | 6. \$50,001 - \$100,000  |
| 3. \$5,001 - \$10,000  | 7. \$100,001 - \$200,000 |
| 4. \$10,001 - \$25,000 | 8. More than \$200,000   |

## What was the damage to your business or place of work? (Select one)





## Where did you apply for assistance for your business? (Select all that apply)

### 1. FEMA

Federal Emergency  
Management  
Administration

### 2. SBA

Small Business  
Administration

### 3. NFIP

National Flood  
Insurance Program

### 4. Private Insurance

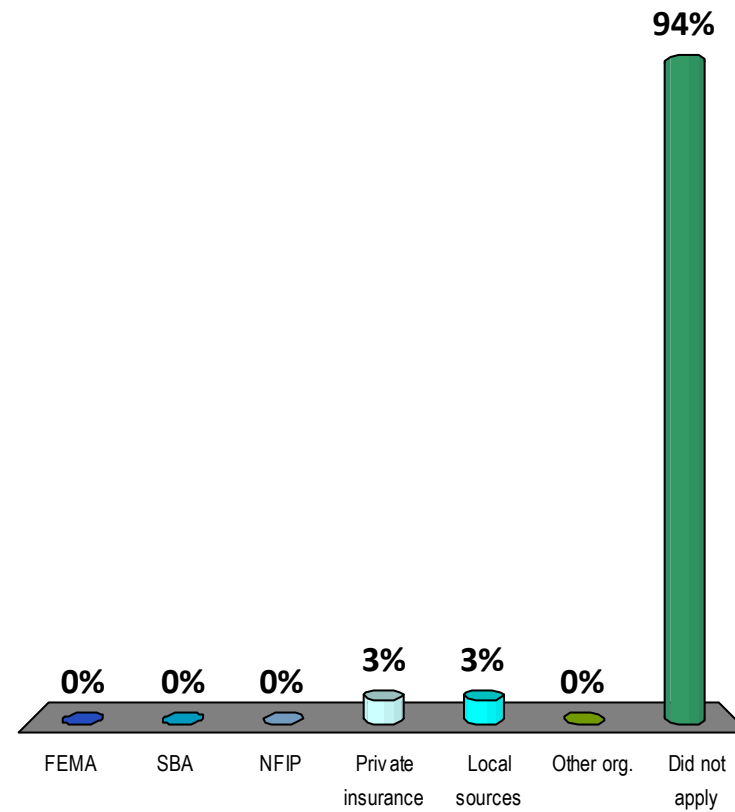
### 5. Local Sources

(City, Church, Local  
Agency)

### 6. An organization not listed

### 7. I did not apply for assistance

## Where did you apply for assistance for your business? (Select all that apply)



## Which provided you assistance for your business?

(Select all that apply)

### 1. FEMA

Federal Emergency  
Management  
Administration

### 2. SBA

Small Business  
Administration

### 3. NFIP

National Flood  
Insurance Program

### 4. Private Insurance

### 5. Local Sources

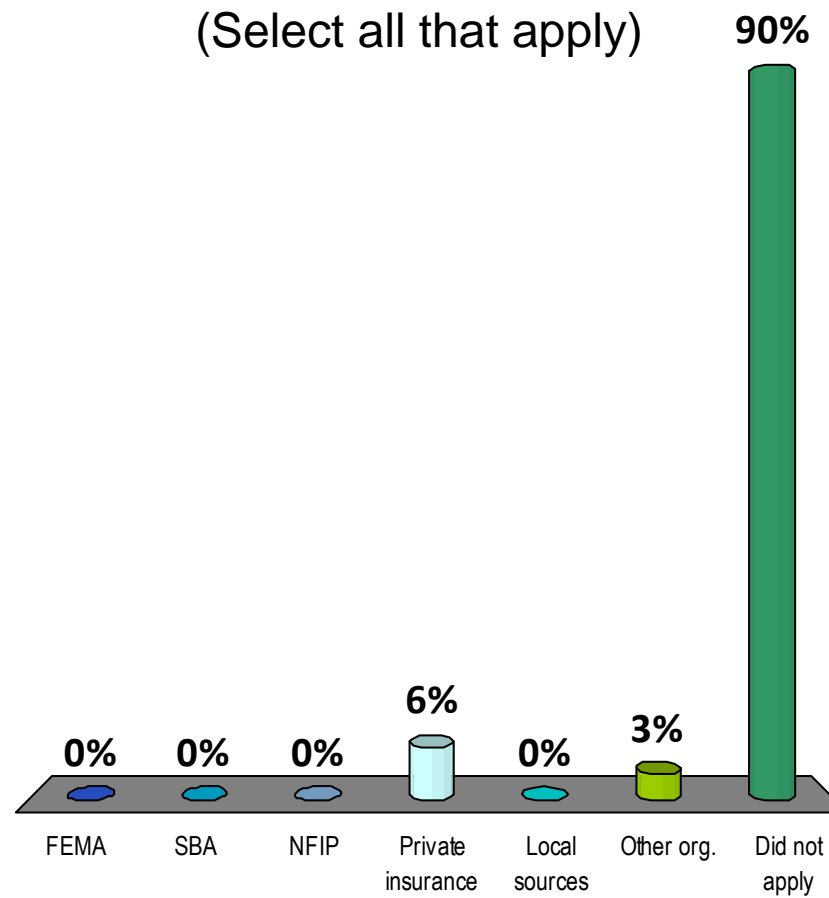
(City, Church, Local  
Agency)

### 6. An organization not listed

### 7. I did not apply for assistance

## Which provided you assistance for your business?

(Select all that apply)







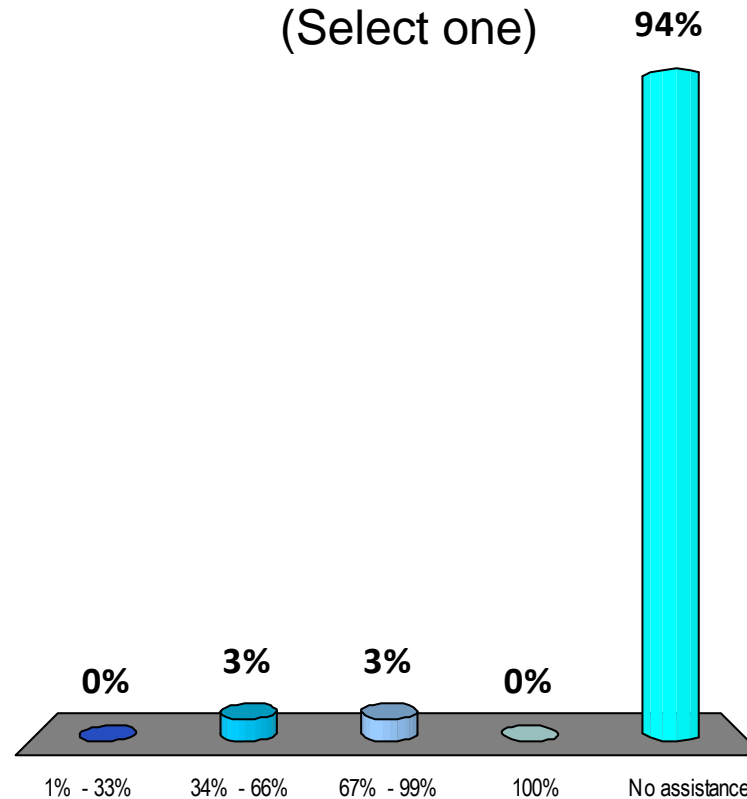
What percentage of the damage did the assistance  
you received cover for your business?

(Select one)

1. 1% to 33%
2. 34% to 66%
3. 67% to 99%
4. 100%
5. I did not receive assistance

## What percentage of the damage did the assistance you received cover for your business?

(Select one)

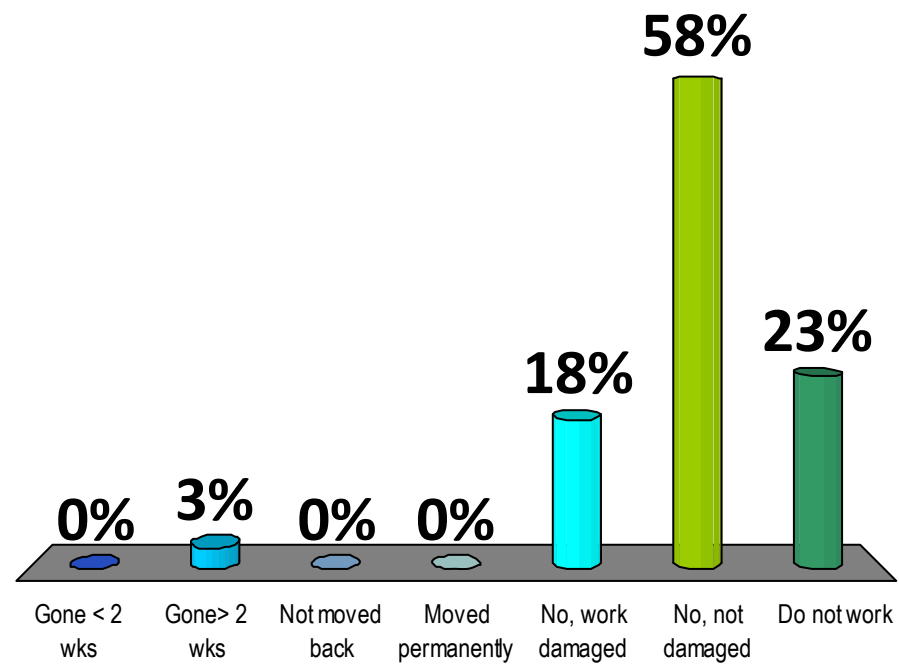




## Did you relocate from your business or place of work? (Select one)

1. Yes – I was gone less than 2 weeks
2. Yes – I was gone for more than 2 weeks
3. Yes – I have not moved back into my business yet
4. Yes – I moved out of my business or place of work permanently
5. No – However my business or place of work was damaged
6. No – My business or place of work was not damaged
7. I do not currently work / I am retired

## Did you relocate from your business or place of work? (Select one)





# Action Plan for Disaster Recovery Public Hearing

## Public Comments



# THANK YOU



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT



@HoustonHCDD

## APPENDIX E

### SUMMARY OF COMMENTS

NAME & AFFILIATION	SUMMARY OF CONCERN
1. Dr. Larry Rose, Meyerland resident	Expressed concern regarding angst resulting from flood events
2. Cindy Chapman, Westbury Super Neighborhood and Westbury Civic Club	Supported Brays Oaks Management District drainage study and for transparency
3. A. B. Horowitz, Maplewood South resident and Brays Bayou Association	Expressed concern about implications of downstream location
4. Donna Storm, Westbury Civic Club	Noted negative impact on sales and property values Expressed support for Brays Oaks plan
5. Michael Bercu, Southwest Houston 2000	Supported Brays Oaks Management District drainage study Expressed concern about subsidence
6. Lynne Hester, Westbury and Park West 3 resident	Noted impact of flooding
7. Ed LeSage, Southwest Houston 2000 and Brays Oaks Brays Oaks Management District, resident of Robindell subdivision	Supported Brays Oaks Management District drainage study
8. Charles Goforth, Brays Bayou Association	Supported putting dollars into Brays Bayou watershed
9. Daniel Bustamante, Greater Houston Fair Housing Center	Supported families impacted by flooding and offered his organization's assistance, as needed
10. Jane Falk Southwest Houston 2000 and Westbury Civic Club	Supported recognition of the role of American ReD Cross Supported Brays Oaks Management District drainage study Expressed willingness to help with data
11. Richard Rodriguez, ED, Grays Oaks Management District	Requested public sector support for Brays Oaks Management District drainage study

NAME & AFFILIATION	SUMMARY OF CONCERN
12. Mahmoud Harmuche, Meyerland resident	Impacted twice; what has changed High cost of insurance due to flood events Detention spot for Texas Medical Center Expand Brays Bayou
13. Reis Ermis, Braeburn Terrace Civic Club	Supported detention on Hillcroft Avenue Opposed expansionof traffic lanes on Hillcroft
14. Erda Gomez, Meyerland Association Flood Committee	Indicated that Section 7 of the Meyerland subdivision was most affected Stated that flooding is a regional problem Expressed concern about trauma to children and elderly
15. Houston Super Neighborhood Alliance	Expressed that residential construction in flood plains has created present problems Mitigation measures need to be implemented Supported enforcement of City and FEMA rules
16. Houston resident	Expressed support for conducting electronic survey
17. No name or affiliation provided	Consider need for basic home furnishings

Note: All comments are being considered.



## HOUSTON SUPER NEIGHBORHOOD ALLIANCE



September 8, 2016

TOM McCASLAND  
Director

**Comment on Houston 2015 Draft Action Plan for Disaster Recovery**

Super Neighborhood Alliance applaud that disaster relief funds are to be applied to drainage and detention infrastructure improvements in areas affected by flooding. The areas of Houston which flooded are areas with deficits in infrastructure which contribute to flooding, in low and moderate income (LMI) areas and the whole city alike. Shortcomings of the past, infrastructure and practices both, must be corrected to build a resilient city.

The Houston 2015 Draft Action Plan for Disaster Recovery (The Plan) addresses areas impacted, assesses monetary damage and its distribution among LMI areas; methodologies vary but the incentive is to define funds to cover difference between damages and loss recovery covered by insurance and FEMA/SBA loans. Funding will be directed toward infrastructure spending with affect toward LMI. The practices which have led to flooding, and recovery actions have not been addressed.

Many of the present flooding issues arise from past practices of allowing residential construction in inappropriate areas, eg flood plain; antiquated drainage systems from earlier design practices now proven inadequate, in older areas; and development and fill placement without necessary offsetting detention. Even with more appropriate contemporary practices the results of past practices have been grand-fathered and burden today's world with risk of flooding. These should be addressed in today's Action Plan for Disaster Recovery.

In order to fully mitigate the impact of land improvement and impervious surface addition the following need to be addressed:

- design practice review, including City of Houston Infrastructure Design Manual and requirements for fill placement /permitting
- addition of in-development local detention as well as regional detention,
- addition of retention facilities in NW sector, and SW sector
- resolve existing problems in every water shed regarding
  - inadequacies in storm water drainage,
  - deficit in detention and
  - storm water conveyance capacity.

Furthermore, in policy and management practices:

- The City is urged to begin enforcing its and FEMA's rules regarding Special Flood Hazard Areas and Special Flood Hazard Zone's to prevent future flooding while working to mitigate the problems in these areas so they can be removed from the SFHA's. It is imperative that existing development practices be improved to protect the future.

## HOUSTON SUPER NEIGHBORHOOD ALLIANCE



- The City is urged to direct some funds towards storm water flow modeling tools that can be used to understand the flooding better, so that locally engineered solutions don't simply move the problem elsewhere.
- The City is urged to incentivize and codify the use of pier and beam construction for homes. Further, we urge the City to install underground detention under every driveway and roadway built or rebuilt.
- The City is urged to strongly enforce its rules that are designed to prevent flooding and strengthen its Infrastructure Design Manual by removing grandfathering and other misguided practices which grant exception or variance to detention requirements.
- The City is urged to use this federal money wisely and to be careful not to allow the money to be misused. Please spend the money where it is most needed, but look carefully at the causes of area flooding before beginning construction

The Plan stipulates receipt of federal monies for relief by private homeowner to raise their properties above the flood plain elevation. The Plan stipulation of two (2) feet above the flood plain elevation should be verified as it exceeds the requirement of one (1) foot above the flood plain elevation as normally understood to be the FEMA requirement and typical of common insurance requirements. The Plan should not stipulate exceptional requirements or handicap Houston residents with such.

Another issue in Houston is that violations of policy, ordinances, building codes pertaining to drainage, lack of detention, or illegal placement of fill are not enforced or remedied. This lack of enforcement or remedy of violations, such as allowing construction of housing with occupancy below the flood plain elevation, places citizens and structures at risk of flooding.

Joint work is needed between the City of Houston and Harris County to fully address the drainage infrastructure for this area, as well as Ft Bend, Montgomery, and Waller counties. Whereas each agency have separate role with respect to storm water drainage and conveyance, greater cooperation and comprehensive study is needed to assess flooding issues and define projects required to relieve flooding.

Development practices are what need to be revised. Disaster recovery needs to be about building right in the future, and correcting the problems of the past to avoid recurrence of flooding problems from the present condition

Michael Huffmaster  
Flooding and Drainage Committee  
Super Neighborhood Alliance

## COMMENTS

11/8/2015  
Public Meeting

Please leave your comments at the sign-in table. You may submit your comments concerning the Disaster Recover 2015 Flood Events Draft Action Plan via email to:  
mary.itz@houstontx.gov or by mail: City of Houston Housing and Community Development Department,  
601 Sawyer, Suite 400, Houston, TX. 77007, Attn: Mary Itz

As there are many present who represent affected households I would suggest you do an electronic survey with them to get their input on what they are finding in the community they ~~serve~~ serve, especially LMI, elderly, disabled representing organizations especially for when you pick projects.

If you want a written response to your comment please provide the following information:

Resident of Houston

NAME

COMPANY/ORGANIZATION

E-MAIL ADDRESS



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

7/8/2016  
Public Meeting

## COMMENTS

Please leave your comments at the sign-in table. You may submit your comments concerning the Disaster Recovery 2015 Flood Events Draft Action Plan via email to:  
mary.itz@houstontx.gov or by mail: City of Houston Housing and Community Development Department,  
601 Sawyer, Suite 400, Houston, TX. 77007, Attn: Mary Itz

It's important to consider the need for basic home furnishings. Particularly, low and moderate income families lose their furnishings.

If you want a written response to your comment please provide the following information:

NAME

COMPANY/ORGANIZATION

E-MAIL ADDRESS



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

Appendix F: SF-424



OMB Number: 4040-0004

Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>		
<b>* 3. Date Received:</b> <input type="text"/>		<b>4. Applicant Identifier:</b> B-16-MH-48-0001
<b>5a. Federal Entity Identifier:</b> <input type="text"/>		<b>5b. Federal Award Identifier:</b> <input type="text"/>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> City of Houston		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 746001164		<b>* c. Organizational DUNS:</b> 832431985
<b>d. Address:</b>		
<b>* Street1:</b> 601 Sawyer		
<b>Street2:</b> P.O. Box 1562		
<b>* City:</b> Houston		
<b>County/Parish:</b> <input type="text"/>		
<b>* State:</b> TX: Texas		
<b>Province:</b> <input type="text"/>		
<b>* Country:</b> USA: UNITED STATES		
<b>* Zip / Postal Code:</b> 77251-1562		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Housing and Community Development Department		<b>Division Name:</b> <input type="text"/>
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> <input type="text"/>		<b>* First Name:</b> Tom
<b>Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> McCasland		
<b>Suffix:</b> <input type="text"/>		
<b>Title:</b> Interim Director		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> 832-394-6156		<b>Fax Number:</b> <input type="text"/>
<b>* Email:</b> Tom.McCasland@houstontx.gov		

**Application for Federal Assistance SF-424****\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Houston

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Disaster Recovery - 2015 Flood Events

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant  18, 22, 29, 36\* b. Program/Project  18, 22, 29, 36

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="66,560,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="66,560,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**Prefix:  \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number: Fax Number: \* Email: \* Signature of Authorized Representative: \* Date Signed: **ATTEST:****City Secretary**

**CDBG-DR15 Budget Page**

CDBG-DR15 Funds	Estimated Allocation
<b>Sources</b>	
Projected CDBG-DR15 Grant Award	\$ 66,560,000
Projected CDBG-DR15 Funding	\$ 66,560,000
<b>Uses</b>	
Public Facilities and Improvements (Infrastructure)	\$ 51,232,000
Acquisition	\$ 10,000,000
Planning	\$ 2,000,000
Administration	\$ 3,328,000
<b>Total</b>	<b>\$ 66,560,000</b>